

Heritage Statement

In relation to

Internal and external works

At

4 Harbridge Court, Somerley, BH24 3QG

January 2024

SARUM

Heritage + Planning

Wiltshire

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Contents

1	Introduction	3
2	Heritage Designations.....	5
3	Description.....	7
4	History.....	9
5	Assessment of Significance.....	17
6	Proposals	23
7	Policy Context	24
8	Heritage Impact Assessment	28
9	Compliance with National Heritage Legislation and National and Local Policy	40
10	Summary and Conclusion	44
	Sources Used in this Report.....	45

List of Figures

Figure 1 – Location plan.....	3
Figure 2 – List Description Map	6
Figure 3 - Northern Elevation.....	8
Figure 4 - Western elevation.....	8
Figure 5 - Southern Elevation.....	8
Figure 6 - Eastern elevation	8
Figure 7 – Tithe Map (1841).....	10
Figure 8 – Historic OS Map (1870)	11
Figure 9 – Historic OS Map (1895)	11
Figure 10 – Historic OS Map (1908)	12
Figure 11 – Current buildings arrangement.....	12
Figure 12 –Southern rear elevation	13
Figure 13 – Northern front elevation.....	13
Figure 14 – Northern elevation with side lean-to.....	13
Figure 15 –Western side elevation	13
Figure 16 – Eastern side elevation, with late 20 th century lean-to extension (also inc. a bullseye window)	13

Figure 17 – Brickwork detail to corner including curved bricks.....	13
Figure 18 – Within the cart shed.....	14
Figure 19 – Penny struck pointing	14
Figure 20 – Staggered central brick detailing to rear	14
Figure 21 – Current modern entrance doorway and modern joinery	14
Figure 22 – Evidence of blocked opening to rear elevation	14
Figure 23 – Openings between timber posts.....	14
Figure 24 – Blocked doorway opening to western elevation at first floor	15
Figure 25 – Modern staircase	15
Figure 26 – Internal space under first floor looking east.....	15
Figure 27 – The barn	15
Figure 28 - Eastern elevation of farmhouse.....	15
Figure 29 – Access to the courtyard to the side of No 4 with barn in distance.....	15
Figure 30 – Courtyard showing granary and farmhouse	16
Figure 31 – Courtyard elevation of farmhouse.....	16
Figure 32 – Access gravel track leading past the granary and Harbridge Court.....	16
Figure 33 – Internal trusses, showing partial infilling.....	16
Figure 34 - Carpenter Marks	16

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1 Introduction

- 1.1 This Heritage Statement has been prepared by Sarum Heritage + Planning to accompany a listed building application to seek consent for works to No 4 Harbridge Court, Somerley.
- 1.2 No 4 lies within the Somerley Estate and within the civil parish of Ellingham and Harbridge with Ibsley in the New Forest district. The Estate is situated on the Hampshire Dorset border on the edge of the New Forest, and includes grade II* listed Somerley House and covers an area of c.7,000 acres of parkland.
- 1.3 No 4 originally formed part of a farmstead, Nea Farm, on the Somerley Estate before being converted and sold in the late 20th century. Nea Farm, now known as Harbridge Court, contains two designated heritage assets the farmhouse and barn. This application relates to proposed works to a curtilage listed building within the historic farmstead, the granary and cart shed.

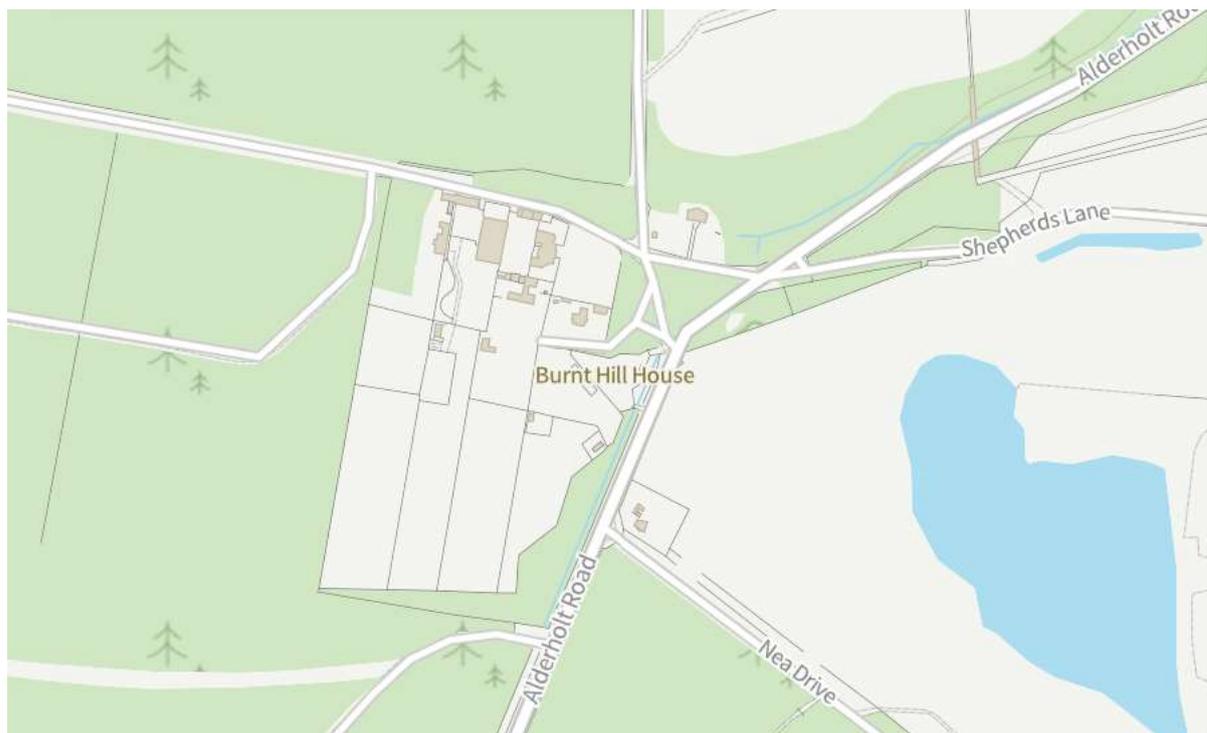


Figure 1 – Location plan

- 1.4 The report describes the heritage significance of the site and provides an assessment of the impact of the proposals in accordance with the requirements of the National Planning Policy Framework (the NPPF, 2023) and to meet the council's local validation checklist for applications affecting heritage assets. This Heritage Statement follows best practice for the assessment of significance and the heritage impact of the proposed development.
- 1.5 The significance of the site was identified using the guidance contained within the Historic England documents Conservation Principles, Policies and Guidance (2008), Statements of Heritage Significance: Historic England Advice Note 12 (October 2019) and Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (December 2017).
- 1.6 Information on the history of the site has been drawn from several sources including historical map regression. A list of the sources used in the preparation of the report are listed at the end of the document.
- 1.7 The report was commissioned by the current owners and has been prepared by L. Crouch BA (Hons) MSc Cons IHBC. A site survey was undertaken in December 2023.

2 Heritage Designations

- 2.1 To the southeast of the application site lies the former farmhouse (described within its list description as Nea Farm Flats), which was added to the List of Buildings of Special Architectural or Historic Interest at Grade II on 12 March 1987. The listing description for the building reads as follows:

“Farmhouse, now 4 dwellings. 1780 by S Wyatt, extended C19. Brick, slate roof. Original part of 2 storey 3 x 2 bay with centre bay projecting on both sides, to each end C19 2 x 2 bay blocks, set back from front and projecting to rear. Garden front has wide projecting central bay. In centre arched opening with C19 tripartite sash. Below 2 rubbed arches of 2 cellars with stone surround. Over 6-pane sashes. Each side 6-pane sash under rubbed arch on both floors. Pediment to central part and moulded cornice to end bays. Stack to RH of centre bay. Roof hipped. To RH C19 wing set-back with single storey room in front with tripartite sash in bay window with to LH side top-lit door under rubbed arch and RH side blank. Above on main part two 6-pane sashes, over parapet in front of roof.”

- 2.2 To the southwest of the application site is another listed building. This building is described within its list description as barn 20 metres west of Nea Farm Flats and was also added to the list on 12 March 1987. The listing description for the building reads as follows:

“Barn. 1780 by S Wyatt, lean-to all round added C19. Brick with decorative blue brick, slate roof. Tall 5 bay barn with pedimented porch in centre of one side (formerly on both). Wide lean-to all round. Pedimented porch has sliding double doors. Bays each side have high set Diocletian window. In lean-to under segmental arch doors and window in each bay. Pediment has stepped architrave similar to eaves cornice.”

- 2.3 According to the advice note Listed Buildings and Curtilage published by Historic England in 2018, the law provides that buildings and other structures that pre-date July 1948 and are within the curtilage of a listed building are to be treated as part of the listed building. Historic England’s advice note gives hypothetical examples to assist in the assessment as to whether a building within the curtilage of a statutory listed building should be deemed to be part of the listing.¹

- 2.4 No 4, the former granary and cart shed, is not listed in its own right. It is clear, however, that it was constructed before 1948 and due to the manner in which the building forms part of a planned, architect designed, historic farmstead group, along with the sufficiently close relationship to the grade II listed farmhouse, it is considered a curtilage listed building. It is assumed that as part of the listing review in the late 1980s the building was assessed at that stage and not considered to meet the listing criteria.

- 2.5 Grade II listed Nea Cottage lies to the east of No 4 further along the gravel access track. It is described as follows in its list description:

¹ Historic England Advice Note 10: Listed Buildings and Curtilage (2018)

“Pair of cottages. Early C19. Rendered cob, thatch roof. Semi-detached 1½ storey, 2 bay cottages. Front elevation has central plank door under swept-down hood on posts, to each cottage. Each side 2-light casements under cambered heads, over 2-light eyebrow dormer. Roof half-hipped with central ridge stack. Rear outshot of brick and slate roof.”

2.6 To the south of No 4 is No 5, Harefield House and a single storey building/garage, which forms the southern aspect of the courtyard. These buildings are not highlighted as being listed and the most recent planning application (05/84716) does not refer to No 5, Harefield House as being a listed/curtilage listed building.

2.7 The application site is not located in a designated Conservation Area.

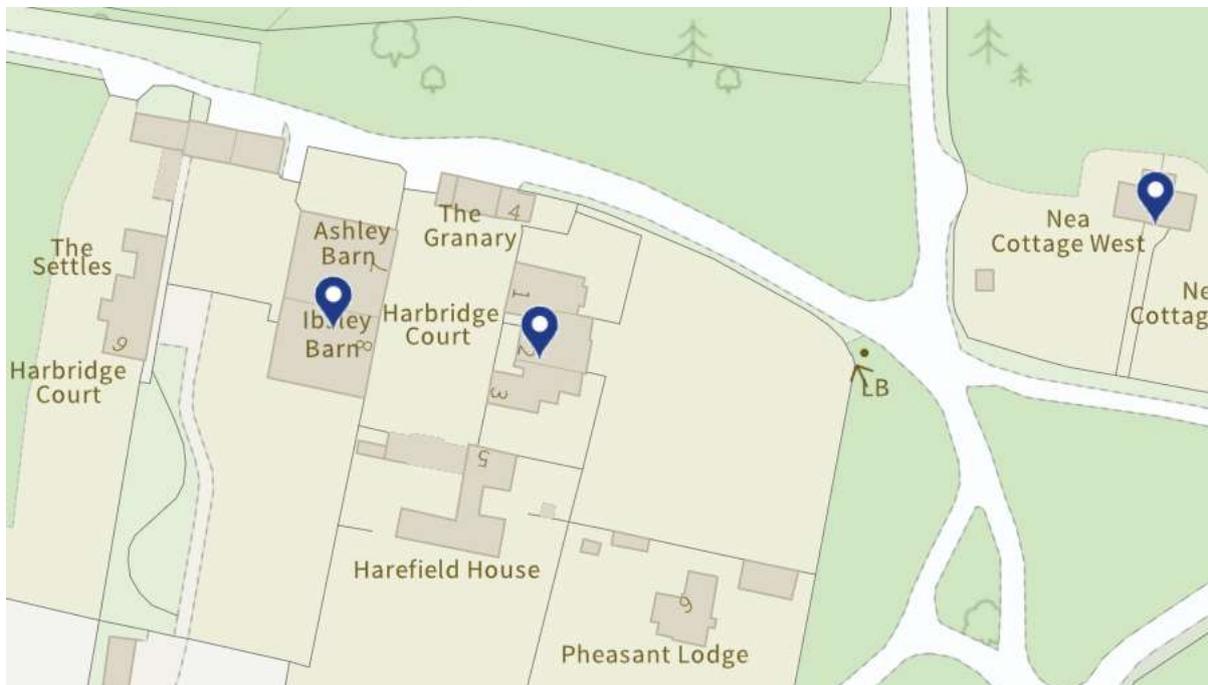


Figure 2 – List Description Map

3 Description

- 3.1 No 4, now on described predominantly in this document as the granary and cart shed, is a two-storey, linear building situated to the northwest of Nea Farm Flats, where it lies within a historic farmstead, parallel to a gravel access track and set away to the west from Alderholt Road.
- 3.2 The granary and cart shed forms part of a historic farmstead which is arranged around a central farmyard. The former farmhouse is located to the east of the farmyard, the barn to the west of the yard and the granary and cart shed is located to the north of the farmyard. There is a single storey range to the south of the yard. This creates a courtyard arrangement.
- 3.3 A gravel access track runs to the north of the former farmstead and heads in a westerly direction. The gravel track is bordered by a grassy verge in places, and to the opposite side of Harbridge Court, it is flanked by woodland. This gives an overall pastoral character and rural setting to Harbridge Court.
- 3.4 Externally the granary and cart shed is constructed from brick with timber weather boarding to the upper floor to its north and south elevations. The brickwork is laid mostly in a Flemish and Flemish Garden Wall Bond, with evidence of penny struck pointing. To the north elevation the ground floor is open to the lower floor with timber posts supporting the upper floor to create evenly spaced bays, with three bays open, and two outer bays enclosed. This was likely to be the original layout, as was indicated on the existing 1989 approved plans (application reference 89/NFDC/43684/LBC). The granary and cart shed has a slate tiled roof, which is pitched. There is a bricked up opening on the west elevation at first floor level, which previously served an external staircase to the upper floor. As was indicated on the existing plans of the 1989 approval. There are two bullseye windows to the apex of the east and west elevations, which appear to be original openings.
- 3.5 The existing joinery is single glazed, timber and late 20th century in date, and was likely installed at the time of its conversion. Looking at the approved existing plans of 1989, the granary originally had slot windows to the first floor, which were partially replicated as part of the conversion.
- 3.6 Internally, there is a modern staircase and modern partitions at the first floor, which are in-line with its late 20th century residential conversion. There are also historic timber trusses partially exposed to the first floor, some have been infilled as part of the conversion, and some carpenter marks are evident. The timber trusses/roof structure to the first floor is an important historical remaining feature. Unfortunately, there are no granary bins remaining to the first floor, which are shown as existing on the first-floor plan of 1989, but subsequently removed as part of its conversion in the late 20th century.
- 3.7 The building was extended in the late 20th century as part of its conversion to a habitable dwelling with a single storey lean-to on its eastern elevation.

- 3.8 The north elevation fronts onto the gravel access track and the south elevation faces into the courtyard. There are clear views of the building within its rural setting, and it is clearly possible to appreciate the historic granary and cart shed set within the farmstead.
- 3.9 Set out below is a series of elevational photos of the granary and cart shed.



Figure 3 - Northern Elevation



Figure 4 - Western elevation



Figure 5 - Southern Elevation



Figure 6 - Eastern elevation

4 History

- 4.1 Nea Farmhouse and its farmstead was originally under the ownership of the Somerley Estate, seat of the Earls of Normanton, before being sold and converted in the late 20th century.
- 4.2 From the available evidence Nea Farm dates from the late 18th century, with the farmhouse and principal barn, which are designated heritage assets, being described within their list descriptions as dating from the late 18th century and designed by architect Samuel Wyatt.
- 4.3 The granary and cart shed would also appear to tie in with this late 18th century date given the design of the building, quality of the brick work and materials, map evidence and the planned nature of the architect designed farmstead.
- 4.4 The development of Nea Farm was during the period of great agricultural development in the countryside, which is sometimes described as an agricultural revolution, and saw an unprecedented increase in agricultural production in Britain due to increases in labour, land productivity and enclosure of the land.
- 4.5 It is clear that investment was made by the Estate through this period with the development of the farmstead in this period through the late 18th century into the 19th century.
- 4.6 Nea Farm was an arable farm used for crop cultivation, with the scale of the principal barn and granary indicative of a good size farm.
- 4.7 Nea Farm was designed as a model farmstead by architect Samuel Wyatt, who also designed Somerley House. Throughout the 18th century the architects designing great country houses often also prepared designs for farm buildings. Samuel Wyatt was one such architect, who also designed the model farm at Shugborough. In these model farms, farmstead layouts depended mainly on the quadrangle, with the farmhouse at one end from which the farmer or bailiff could supervise the whole operation. The barn was at the other end as the source of feed and bedding and the cow houses and stables were along each side, with one or more foldyards and the midden in the middle. This quadrangle arrangement is reminiscent of Nea Farm.
- 4.8 The granary historically would have been used for the storage of crops of various kinds and in various states. Granaries were required for the storage of the larger yields produced by larger and more productive farms and was needed to keep grain stored in secure, dry and well-ventilated conditions until sold, consumed or sown.
- 4.9 For a granary to be located over a cart shed was a common arrangement in this period. Due to the increase in productivity, granaries had become necessary along with, subsequently, many more farming implements. As such, the farming equipment had to be protected from rain or from the sun. The requirement for a granary to be raised from the ground went hand in hand with the need for a cart shed to be an open fronted and roofed structure. Thus the standard cast shed/granary had a completely enclosed granary floor raised over an open-fronted cart

shed. The first floor was carried on heavy beams dividing the cart shed into several bays and these in turn were carried on piers. Access to the granary was usually by an external staircase, as was the case with the granary at Nea Farm, evidenced by the blocked opening on the west elevation, but might be, alternatively, by an internal staircase opening off one of the bays of the cart shed.

- 4.10 Nea Farm's granary and cart shed is in-keeping with this common granary type in its design and has retained its granary and cart shed external appearance despite its residential conversion. This includes its simple, uncomplicated appearance, slot windows, linear form, cart shed bays with timber posts, enclosed end bays and blocked opening to the western elevation.
- 4.11 Internally to the upper floor there is no evidence of the building having once been a granary, with the grain bins removed, although historic roof timbers/trusses do remain. The existing plan of 1989 details a 'mill' to the centre of the ground floor. However, unfortunately, there is not any evidence of this feature remaining.
- 4.12 The historic maps which date from 1840s onwards (Figs 7-11) demonstrates that the farmstead has undergone some changes, notably extensions in the 19th century to the farmhouse and barn and a building to the south of the site moved, enlarged and rebuilt in the 20th century. But the farmstead largely remains reminiscent of Wyatt's model farm arrangement.
- 4.13 Figures 7-11 demonstrates historic tithe and Ordnance Survey maps from 1840 to present.

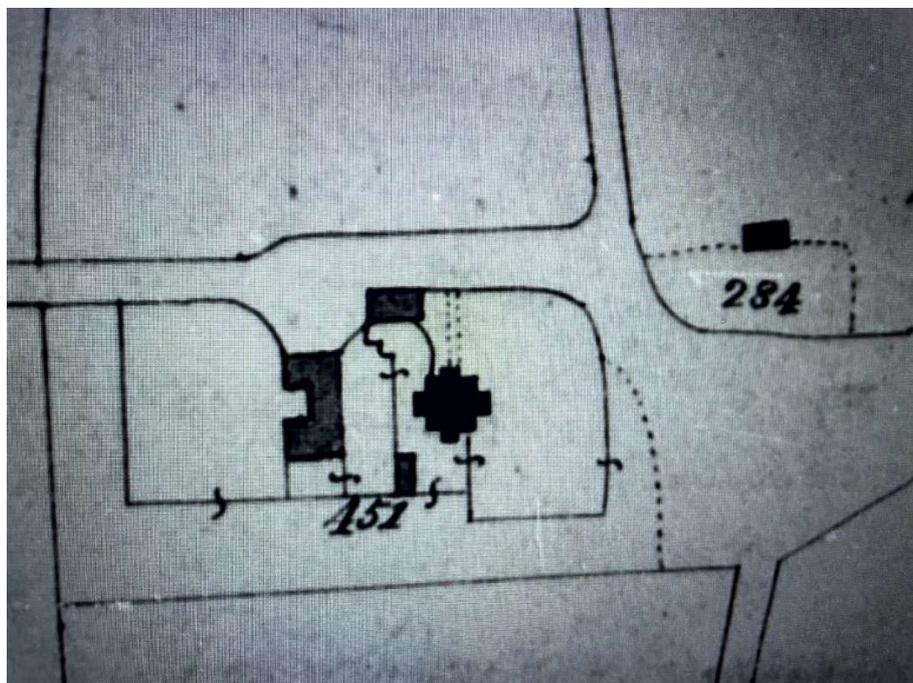


Figure 7 – Tithe Map (1841)



Figure 8 – Historic OS Map (1870)

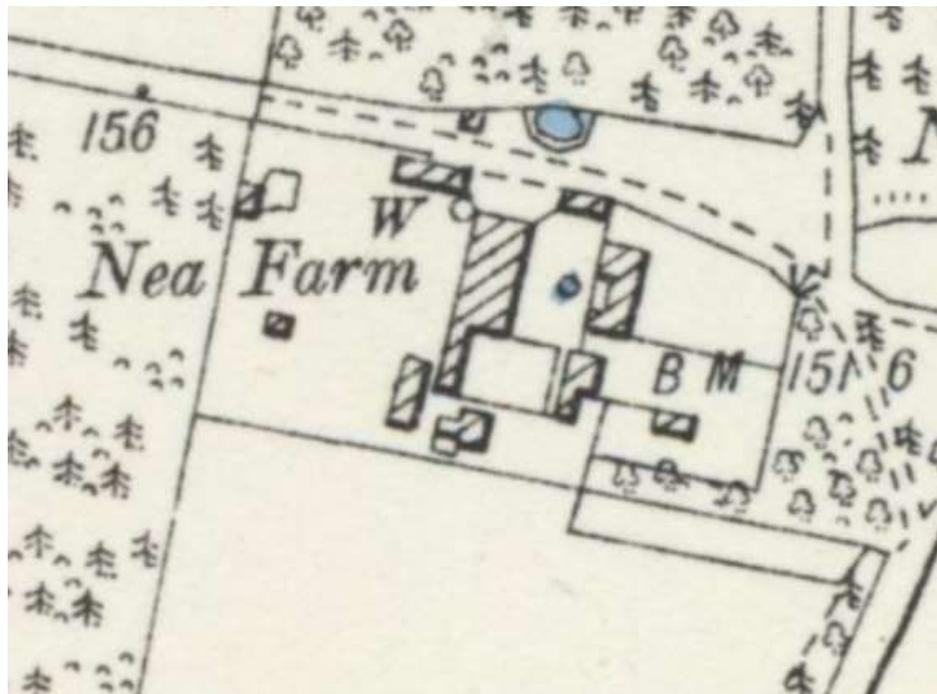


Figure 9 – Historic OS Map (1895)



Figure 10 – Historic OS Map (1908)



Figure 11 – Current buildings arrangement

4.14 Below are photos of the Granary and Cart Shed and its setting:



Figure 12 –Southern rear elevation



Figure 13 – Northern front elevation



Figure 14 – Northern elevation with side lean-to



Figure 15 –Western side elevation



Figure 16 – Eastern side elevation, with late 20th century lean-to extension (also a bullseye window)



Figure 17 – Brickwork detail to corner including curved bricks



Figure 18 – Within the cart shed



Figure 19 – Penny struck pointing



Figure 20 – Staggered central brick detailing to rear



Figure 21 – Current modern entrance doorway and modern joinery



Figure 22 – Evidence of blocked opening to rear elevation



Figure 23 – Openings between timber posts



Figure 24 – Blocked doorway opening to western elevation at first floor



Figure 25 – Modern staircase



Figure 26 – Internal space under first floor looking east



Figure 27 – The barn



Figure 28 - Eastern elevation of farmhouse



Figure 29 – Access to the courtyard to the side of No 4 with barn in distance



Figure 30 – Courtyard showing granary and farmhouse



Figure 31 – Courtyard elevation of farmhouse



Figure 32 – Access gravel track leading past the granary and Harbridge Court



Figure 33 – Internal trusses, showing partial infilling



Figure 34 - Carpenter Marks

5 Assessment of Significance

- 5.1 This section of the report considers the significance of the heritage assets that are likely to be affected by the proposed development. The categories of significance used in this section are explained below.
- 5.2 The aim of the Heritage Statement is to identify and assess any impacts that the proposed development may cause to the value or significance of the identified heritage assets and/or their settings. The impact on that value or significance is determined by considering the sensitivity of the receptors identified and the magnitude of change.
- 5.3 The table below sets out thresholds of significance which reflect the hierarchy for national and local designation, based on established criteria for those designations. The table provides a general framework and scale for assessing levels of significance, but it does not seek to measure all aspects for which an asset may be valued, which may be judged by other aspects of merit.
- 5.4 Beyond the criteria applied for national designation, the concept of value can extend more broadly to include an understanding of the heritage values a building or place may hold for its owners, the local community or other interest groups. These aspects of value do not readily fall into the criteria typically applied for designation and require a broader assessment of how a place may hold significance.
- 5.5 In seeking to prompt broader assessment of value, Historic England's Conservation Principles, Policies and Guidance (2008) categories the potential areas of significance, including and beyond designated assets under the following headings: Evidential, historical, aesthetic and communal value.
- 5.6 EVIDENTIAL VALUE derives from the potential of the site to provide evidence of past human activity.
- 5.7 The archaeological research and its potential capacity to respond to investigative analysis make a primary contribution to evidential value.
- 5.8 HISTORICAL VALUE derives from the way in which historical figures, events and aspects of life can be connected through a place to the present. This includes associative, illustrative and representational value, and encompasses among other things: rarity or survival, the extent of associated documentation, the ability to characterise a period and association with other monuments.
- 5.9 AESTHETIC VALUE derives from the way in which people draw sensory and intellectual stimulation from a place. This includes not only formal visual and aesthetic qualities arising from design for a particular purpose, the experiential encounter with these, but also more fortuitous relationships of visual elements arising from the development of the place through time, and aesthetic values associated with the actions of nature.

5.10 COMMUNAL VALUE is vital to the significance, at the heart of which are the many layered meanings that a place may hold in contemporary society. Commemorative and symbolic values are founded in collective memory and historic identity, and social value can also derive from the contemporary uses of a place.

5.11 The degree of significance will be outlined according to the following scale:

Significance	Examples
Very High	World Heritage Sites, Listed Buildings and Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives. Grade I, Grade II* and Grade II Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity.
High	Grade I, Grade II* and Grade II Listed Buildings and built heritage of exceptional quality. Grade I, Grade II* and Grade II Registered Parks and Gardens and historic and townscapes which are extremely well preserved with exceptional coherence, integrity, time-depth, or other critical factor/s.
Medium	Scheduled Monuments, or assets of national quality and importance, or that can contribute to national research objectives. Grade II* and Grade II Listed buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity, time depth or other critical factor/s.
Moderate	Grade II Listed Buildings, Conservation Areas, locally listed buildings and undesignated assets that can be shown to have good qualities in their fabric or historical association. Grade II Registered Parks and Gardens, Registered Battlefields, undesignated special historic landscapes and townscapes with reasonable coherence, integrity, time depth or other critical factor/s.
Low	Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives. Historic buildings or structures of modest quality in their fabric or historical association. Locally listed buildings and undesignated heritage assets of moderate/low quality. Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited to poor preservation, historic integrity and/or poor survival of contextual associations.
Negligible/None	Assets with no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes with no surviving legibility and/or contextual associations, or with no historic interest.

The Granary and Cart Shed:

- 5.12 The granary and cart shed is a curtilage listed building and therefore deemed by Historic England to be a designated heritage asset of national importance and of special interest. The building is primarily of significance as being externally a well-preserved example of a common late-18th century granary and cart shed. What sets it apart for such common examples is that it forms part of a model farm designed by S. Wyatt. Internally there is little evidence to suggest it was a granary at first floor. The model farm is also generally well-preserved.
- 5.13 The granary and cart shed has been constructed using vernacular materials and traditional methods of construction, which provides a good record of local building traditions and an important reminder of English farming traditions. It is a characterful traditional farm building set within a historic farmstead and a rural landscape, which contributes positively to its setting.

AESTHETIC SIGNIFICANCE:

- 5.14 Aesthetic value refers to the ways in which people draw sensory and intellectual stimulation from a place.
- 5.15 The granary and cart shed has aesthetic significance in that it was designed for a particular agricultural purpose in the 18th century as part of a model farm by architect S. Wyatt, which is indicative in its simple, traditional and functional appearance and materials.
- 5.16 Being sited within a historic farmyard, and with a bucolic, rural setting, the building contributes positively to this aesthetic rural appeal.

Aesthetic value: Moderate, showing good qualities in fabric and historic association.

HISTORICAL SIGNIFICANCE:

- 5.17 Historical significance references how the ways in which past people, events and aspects of life can be connected through a place to the present.
- 5.18 The granary and cart shed due to its 18th century date, vernacular construction materials, simple, traditional appearance, its siting within the historic farmyard and rural landscape has historic significance in that it connects us to our past, the way in which the land was farmed and the people who worked on it. It helps us to have an understanding and appreciation of the processes and methods involved in farming prior to mechanisation and the arrival of modern farming techniques.
- 5.19 The building also contributes to our understanding of architect designed model farms and farms belonging to large estates, with Nea Farm originally owned by a large-landed estate, the Somerley Estate, where it was developed from the 18th century. The building has individual and collective interest.

Historical value: Medium, very strong character and integrity/Moderate, showing good qualities in fabric and historic association.

EVIDENTIAL SIGNIFICANCE:

- 5.20 Evidential value refers to the potential of a place to yield evidence about past human activity.
- 5.21 The granary and cart shed links us to historic farming practices of the 18th century onwards and the role the building had to play within an arable farmstead of the period. It helps us to better understand and appreciate past human activity relating to farming the land from the 18th century onwards.
- 5.22 Although a common granary and cart shed arrangement the building holds value as a source for exploring through the built archaeology. Although internally the building no longer contains any evidence of grain storage, for instance grain bins, externally the cart shed is evident, with the open side and equally divided bays. The weather boarded first floor and the evidence of minimal openings and the external stairs to the west elevation, still gives an indication that the building was originally built as a granary to the first floor.

Evidential value: Moderate, showing good qualities in fabric and historic association.

COMMUNAL SIGNIFICANCE:

- 5.23 Communal value refers to the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.
- 5.24 The north elevation of the building is visible and can be appreciated from the rural gravel track and contributes in a positive manner to the familiar local scene of the historic farmyard within its rural setting, which has a significance deriving from this presence and visibility from the public realm.

Communal value: Moderate, showing good qualities in fabric and historic association.

OVERALL SIGNIFICANCE: MODERATE

Nea Farm Flats:

5.25 Listed Grade II. The former farmhouse, which has subsequently been divided into four units of residential accommodation, is a farmhouse designed by the eminent 18th century architect Samuel Wyatt to form part of a model farm on the Somerley Estate. Although added to in the 19th century by way of side extensions, it is a handsome and imposing farmhouse on its own, and collectively is an integral and important part of the historic model farm. The farmhouse contributes to our understanding of farming practices of this important period.

OVERALL SIGNIFICANCE: MEDIUM

Barn 20 Metres West of Nea Farm Flats:

5.26 The barn is listed grade II and has subsequently been divided into two units of residential accommodation. It was a barn designed by the eminent 18th century architect Samuel Wyatt to form part of a model farm on the Somerley Estate. Although added to in the 19th century by way of lean-to extensions all the way round, it is an attractive, well-designed, with fine architectural details, and impressive looking barn on its own, and collectively is an integral and important part of the historic model farm. The barn contributes to our understanding of farming practices of this important period.

OVERALL SIGNIFICANCE: MEDIUM

Nea Cottages:

5.27 Nea Cottages is a statutory grade II listed building. The listed building is set away from Harbridge Court along the gravel track, at a distance, and set back within its plot to have limited inter-visibility between Nea Cottages and Harbridge Court. This is also due to the intervening natural vegetation.

OVERALL SIGNIFICANCE: MEDIUM

6 Proposals

- 6.1 It is proposed to infill two bays of the cart shed with glazing which is set back c.650mm behind the timber posts to create a living/dining space on the ground floor.
- 6.2 Three additional slot windows are proposed to the southern rear elevation to help create additional light into the living/dining space and the car port. The slot windows would match the three windows situated above which currently serve the first floor.
- 6.3 To the rear elevation it is proposed to install two casements/French doors with Juliette style balconies to introduce additional light into the first-floor rooms.
- 6.4 Three conservation style roof lights are proposed to the lean-to roof on the eastern elevation to help light the kitchen, along with a pair of French doors, replacing an existing window to better access the garden from the kitchen.
- 6.5 It is also proposed to replace the existing late 20th century single glazed joinery with Slimlite style double glazed timber joinery.
- 6.6 It is proposed to replace the modern staircase, create an opening at the ground floor through from the existing kitchen into the proposed living/dining space, re-arrange the first-floor stud partition layout and introduce glazing/solid in-fill panels in-between the timber frame/trusses.

7 Policy Context

- 7.1 The following section sets out the policy context for the proposals, and the guidance which has informed part of the proposals.

Primary Legislation:

- 7.2 Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) provides powers for the designation, protection and enhancement of conservation areas and the preservation of listed buildings. The Act requires that special regard should be given to the desirability of preserving a listed building or its setting (section 16 and 66) as well as giving special attention to preserving or enhancing the character or appearance of the conservation area (section 72).

- 7.3 It defines the setting of a heritage asset as:

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.' Pg 71 of NPPF

- 7.4 Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

- 7.5 At the current time the statutory development plan in respect of this proposal consists of a suite of documents. These include;

Local Plan 2016-2036 part 1: Planning strategy

- 7.6 The Local Plan 2016-2036 Part 1: Planning Strategy reviews the planning strategy to 2036. It identifies additional 'strategic sites' for housing and employment development and was adopted on 6 July 2020.

The New Forest District Local Plan First Alteration 2005

- 7.7 Only one policy of the plan remains as a 'saved' policy and is still a part of the statutory Development Plan. That is Policy DW-E12: Protection of Landscape features.

The Local Plan Part 1: Core Strategy 2009

- 7.8 Most of the policies have been replaced by new policies in The Local Plan 2016-2036 Part 1: Planning Strategy. Policies CS7: Open spaces, sport and recreation, CS19 Tourism and CS21 Rural economy remain saved.

Local Plan Part 2: Sites and Development Management

- 7.9 The Local Plan Part 2: Sites and Development Management was adopted in April 2014. It sets out more detailed policies including identifying specific sites for new development.
- 7.10 The National Planning Policy Framework (2023) must also be taken into account in preparing the development plan and is a material consideration in planning decisions.

Development Plan:

- 7.11 The main relevant documents comprising the development plan are the Local Plan 2016-2036 Part 1: Planning Strategy (adopted 2020) and the Local Plan Part 2: Sites and Development Management (adopted 2014).

- 7.12 Policy ENV3: Design quality and local distinctiveness of the Local Plan 2016-2036 Part 1: Planning Strategy states that

All development should achieve high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality by creating buildings, streets, places and spaces that are:

- *Functional: well connected to surrounding uses, and logically laid out so that different elements work well together in a manner that is safe to access, easy to navigate, convenient to use and that makes effective use of both developed land and open spaces;*
- *Appropriate: sympathetic to its environment and context, respecting and enhancing local distinctiveness, character and identity; and*
- *Attractive: visually appealing and enjoyable to be in*

- 7.13 Policy DM1: Heritage and Conservation of the Local Plan Part 2: Sites and Development Management states that:

Development proposals and other initiatives should conserve and seek to enhance the historic environment and heritage assets, with particular regard to local character, setting, management and the historic significance and context of heritage assets.

National Planning Policy Framework (2023):

- 7.14 National planning policy relating to the historic environment is provided within section 16 of the National Planning Policy Framework (NPPF). It advises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.
- 7.15 Paragraph 200 of the NPPF local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
- 7.16 Paragraphs 207 and 208 require local authorities to assess whether there is substantial harm, less than substantial harm or no harm to the heritage asset.
- 7.17 Paragraph 207 of the NPPF advises where proposals would lead to substantial harm to the significance of a designated heritage asset, the proposals should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of four listed criteria therein apply.
- 7.18 Paragraph 208 advises that where proposals would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposals, including, where appropriate, securing its optimum viable use.
- 7.19 Paragraph 209 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 7.20 Paragraph 212 of the NPPF advises that local planning authorities should look for opportunities for new development within conservation areas or the setting of heritage assets to enhance or better reveal their significance.

Relevant Guidance:

- 7.21 There are a number of other documents which provide guidance for such proposals and are relevant to this proposal. Some of these are listed below.
- 7.22 Historic England - The Maintenance and Repair of Traditional Farm Buildings, A guide to good practice was published in October 2017. This guidance provides practical advice to farmers, land managers and others involved with the maintenance and repair of traditional farm buildings. It also explains how work of this kind can be considered in a wider context of sustainable management to ensure these buildings have an economic value and a future.
- 7.23 Historic England - National Farmstead Assessment Framework was published in March 2015. The purpose of this guidance is to help secure sustainable development and the conservation of traditional farmsteads and their buildings through the planning system.

7.24 Historic England - National Farm Building Types was published in October 2014. This document summarises Historic England's research on the character and significance of the principal types of farm building in England, providing consistent terminology for describing farmsteads and their building types, incorporated into a thesaurus to identify and apply standardised indexing to farmstead types and their functional parts.

8 Heritage Impact Assessment

The Basis of Assessment

- 8.1 Assessed in this section is potential impact of the proposals on the heritage values and significance of:
- (i) The Granary and Cart Shed (No 4 Harbridge Court)
 - (ii) Nea Farm Flats (former farmhouse)
 - (iii) The Barn
 - (iv) Nea Cottage
- 8.2 A setting assessment is also included, which considers potential non-physical effects upon the significance of susceptible heritage assets within the site environs. Non-physical effects are those that derive from changes to the setting of heritage assets as a result of new development. Those assets identified as potentially susceptible to non-physical impact, and thus subject to more detailed assessment, are discussed in greater detail within the remainder of this section.
- 8.3 Once the value and significance of an asset has been assessed, the next stage is to determine the magnitude of the impact brought about by the development proposals. This impact could be a direct physical impact on the assets itself or an impact on its wider setting, or both. Impact on setting is measured in terms of the effect that the impact has on the significance of the asset itself – rather than setting being considered as the asset itself. The table below sets out the levels of impact that may occur and to what degree their impacts may be considered to be adverse or beneficial in effect.

Magnitude of Impact	Typical Criteria Descriptors
Very High	<p>Adverse: Impacts will destroy cultural heritage assets resulting in their total loss or almost complete destruction.</p> <p>Beneficial: The proposals would remove or successfully mitigate existing and significant damaging and discordant impacts on assets; allow for the substantial restoration or enhancement of characteristic features.</p>
High	<p>Adverse: Impacts will damage cultural heritage assets, result in the loss of the asset's quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood.</p> <p>Beneficial: The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource.</p>
Medium	<p>Adverse: Moderate impact on the asset, but only partially affecting the integrity, partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but destroyed so understanding and appreciation is compromised.</p> <p>Beneficial: Benefit to, or partial restoration of, key characteristics, features of elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be brought into community use.</p>
Minor/Low	<p>Adverse: Some measurable change in assets quality or vulnerability; minor loss of or alteration to one, or maybe more, key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised.</p> <p>Beneficial: Minor beneficial to, or partial restoration of, one or more key characteristics, features of elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced.</p>
Negligible	Barely discernible change in baseline conditions.
Nil	No discernible change in baseline conditions.

TABULATED ASSESSMENT OF IMPACTS:

(i) THE GRANARY AND CART SHED (No 4 Harbridge Court)

8.4 The following table assesses the outline proposals for the proposed works to the Granary and Cart Shed, their justification, potential negative impacts, proposals for mitigation, and the degree of overall harm.

Impact	Location	Impact and Mitigation
NIL	<p>External works, including fenestration</p> 	<p>Proposal:</p> <ul style="list-style-type: none"> - Infill two bays of the cart shed with glazing which is set back c.650mm behind the timber posts to create a living/dining space on the ground floor. - Three additional slot windows are proposed to the southern rear elevation to help create additional light into the living/dining space and the car port. The slot windows would match the three windows situated above which currently serve the first floor. - Replace existing late 20th century single glazed joinery with Slimlite style double glazed timber joinery. - To the rear elevation it is proposed to install two casements/French doors with Juliette style balconies to introduce additional light into the first-floor rooms. - Three conservation style roof lights are proposed to the lean-to roof on the eastern elevation to help light the kitchen, along with a pair of French doors, replacing an existing window to better access the garden from the kitchen.



Justification and Impact:

The proposed infilling to two of the cart shed bays would through their thoughtful design and detailing enable the space to still be read as an open space. It is proposed to set the glazing well behind the timber posts by c.650mm, which would enable the timber posts to remain pre-eminent, for a shadow gap to be present and retain the open appearance of the cart shed with glazing. There would be views into the living/dining space through the glazing, but it would still be possible to see the timber posts and the open plan area, thereby still contributing to our understanding of this space as a cart shed. The historic use of the cart shed and its open nature would remain evident. Importantly the significance the building derives from its association with S. Wyatt and the model farm would be unaffected.

Three additional slot windows are proposed to the southern rear elevation to help create additional light into the living/dining space and the car port. The slot windows would match the three windows situated above which currently serve the first floor. The use of the slot window as an opening design is well established on the building, with the narrow window being used on the granary prior to its conversion as depicted on the 1989 plan. Openings are generally concentrated to the upper floors, and it is noted that there would be an element of historic brickwork which would be lost with the insertion of the proposed windows. However, it would be a modest amount of fabric, with the proposed windows appearing in-keeping visually with the existing fenestration and not dominating due to their small scale. Overall, the addition of these slot windows would not impact harmfully on the building's significance as a historic granary and cart shed, with this former use remaining clear.

It is proposed to replace the existing late 20th century single glazed joinery with Slimlite style double glazed timber joinery. The windows, expect perhaps for those in the bullseye windows in the gable ends, date from the late 20th century and although they are single glazed and timber, they are not in themselves of



any historic interest. The draft Historic England consultation on climate change and historic building adaptation (2023) states on page 18 that: 'Many historic buildings have windows which are either relatively recent, contribute to a building's special interest through their pattern and detailing alone, or detract from it due to their inappropriate design. In such cases, their replacement with double-glazed windows of an appropriate glazing bar pattern and detailing is likely either to be largely neutral in its effect on the building's special interest or may improve it.'

It can be said that the majority of the existing joinery, being late 20th century and not of any historic interest, has a neutral impact on the listed building's special interest. Consequently, with the draft Historic England document, energy efficiency and sympathetic designed windows in mind, it is proposed to replace the joinery with timber Slimlite double glazed windows, which would enable the use of integrated glazing bars, and for the existing joinery design to be accurately replicated with slender frames, not affecting significance.

To the rear elevation it is proposed to install two casements/French doors with Juliette style balconies to introduce additional light into the first-floor rooms. These additions would be modest in their scale and extent, and would have an industrial style character, which would be in-keeping with the appearance of the former agricultural curtilage listed building.

Three conservation style roof lights are proposed to the lean-to roof on the eastern elevation to help light the kitchen, along with a pair of French doors, replacing an existing window to better access the garden from the kitchen.

The proposed roof lights would be flush fitting, metal, traditional style conservation roof lights, which due to the shallow pitch of the lean-to roof would be discreetly located in views of the listed building. There would not be any harmful impact on historic fabric with the roof dating to the late 20th century.

		<p>Similarly, the proposed pair of French doors would be inserted into the late 20th century lean-to, resulting in the loss of modern brickwork and window, which is not considered to be of any historic significance. The design of the French doors would be well detailed and of a traditional design to be in-keeping with the listed building and of an appropriate scale so as to appear proportionate on the elevation.</p> <p>Potential Negative Impacts/Harm: The considered design of the infilling, which is glazed and set well back from the timber posts to allow for a shadow would help to ensure the open character of the cart shed bays remain evident and appreciable.</p> <p>As well as the existing open cart shed design and granary appearance being retained, the building's association with S. Wyatt and its position within the farmstead, which its significance is largely derived from, would be unharmed and still fully appreciated with a neutral impact and resulting in no harm to the significance of the listed building.</p> <p>The other proposed works would also result in a neutral impact with no change.</p> <p>Overall Heritage Impact Assessment: NIL</p>
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NIL

Internal Works



Proposal:

- Replace the modern staircase with a spiral staircase in the same location.
- Create an opening at the ground floor through from the existing kitchen into the proposed living/dining space.
- Re-arrange the first-floor stud partition layout and introduce glazing/solid in-fill panels in-between the timber frame/trusses.

Justification and Impact:

It is proposed to replace the modern staircase with a spiral staircase in the same location. The loss of the existing late 20th century staircase would not have a harmful impact on the significance of the listed building as it is not of any historic or architectural interest. It is proposed to introduce a spiral staircase in the same location in order to maximise the floor space to the first floor. This would result in an element of fabric being trimmed in order to accommodate the new spiral staircase. However, investigations by the applicant have revealed that there are later, more modern timbers present within the ground floor ceiling/first floor structure. Given that the granary had an external staircase originally, which was removed as part of the conversion, and the existing staircase is in a non-original location, having been inserted as part of the late 20th century works, it is likely that the area around the existing staircase is also formed by modern fabric, which is not of any significance.

An opening at the ground floor through from the existing kitchen into the proposed living/dining space is proposed. This would enable access into the living/dining space. This would result in the loss of a small area of historic brickwork to create the doorway. The doorway width has been kept to a minimum in its width and importantly visually the stretch of brick wall would still be appreciated with the proposed opening located closer to the northern, front elevation, rather than centrally, to enable a stretch of brickwork to remain dominate and an appreciation of this original divide.



It is proposed to re-arrange the first-floor stud partition layout and introduce glazing/solid in-fill panels in-between the timber frame/trusses. The first-floor layout consists of late 20th century stud partitions and is not a historic plan form, with the granary bins having been removed as part of the conversion. The upper floor, apart from the historic timber trusses, does not contain any historic or architectural features of note. The relocation of the stud partitions would therefore not have any harmful consequences on historic plan form or fabric.

The proposal to glaze/solid in-fill panels in-between the timber frame of the trusses would be reminiscent of the existing in-fill panels, which have been used in areas as part of the late 20th century conversion. The proposal to use glazed panels would preserve the feeling of openness to the roof space and due to the light touch proposed would enable the historic trusses to remain evident and appreciable within the first floor, and not resulting in any harm to the significance of the listed building.

Potential Negative Impacts/Harm:

The considered scale and placement of the opening on the ground floor, which would be located off centre and modest in width would fundamentally and importantly enable the stretch/expanse of historic brickwork to remain evident and appreciable.

The existing cart shed design and granary appearance would be retained, and the building's association with S. Wyatt and its position within the farmstead, which its significance is largely derived from, would be unharmed and still fully appreciated, resulting in no harm to the significance of the listed building.

The other proposed works would also result in a neutral impact with no change.

Overall Heritage Impact Assessment: NIL

Setting Assessment:

Step 1: Identification of heritage assets potentially affected.

- 8.5 Step 1 of the Second Edition of Historic England’s 2017 ‘Good Practice Advice in Planning: Note 3’ (GPA3) is to ‘identify which heritage assets and their settings are affected’. GPA3 notes that Step 1 should identify the heritage assets which are likely to be affected as a result of any change to their experience, as a result of the development proposal (GPA3, page 9).
- 8.6 The assessment of the local heritage context, underpinned by the Site walkover, identified two heritage assets whose setting might potentially be affected by the proposed development, namely:
- Grade II listed Nea Farm Flats (former farmhouse) (Fig. 59)
 - Grade II listed Barn (Fig. 58)
 - Grade II listed Nea Cottages

Steps 2 – 3: Assessment of setting and potential effects of the development

- 8.7 This section presents the results of Steps 2 to 3 of the settings assessment, which have been undertaken with regard to those potentially susceptible heritage assets identified in Step 1. Step 2 considers the contribution that setting makes to the significance of potentially susceptible heritage assets. Step 3 then considers how, if at all, and to what extent any anticipated changes to the setting of those assets, as a result of development within the Site, might affect their significance.
- 8.8 Step 4 of GPA3 provides commentary on ‘ways to maximise enhancement and avoid or minimise harm’.

(ii) Nea Farm Flats (former farmhouse)



Sections 2 and 5 contains an assessment of significance of the designated heritage asset. With Section 5 concluding that the listed building has a medium significance.

Impact of works on setting:

The proposed works to the granary and cart shed result in minimal and well considered external alterations as detailed above. Where there are external alterations, these are minimal, in discreet locations and sympathetically designed, such as the low-profile roof lights, set back glazing between timber posts, slot windows to match the design of the existing, traditionally detailed joinery and industrial style Juliette balconies looking into the courtyard.

Fundamentally the liner form and distinctive granary/cart shed appearance would be preserved, and the ancillary/subservient/functional relationship with the former farmhouse, which is an important distinction to retain, would be preserved. The manner in which the setting of the farmhouse is appreciated would be unchanged.

Harm to the setting of the designated heritage asset has been minimised.

As such, it is considered that there would be no harm to the designated heritage asset's significance, with its setting preserved, and a neutral impact.

The proposed internal works to No 4 would have no visual impact upon the setting of the listed building with the works being internal.

It is concluded that the proposals would not harm the special interest of the listed building, Nea Farm Flats, due to change to its setting.

Potential Negative Impacts/Harm: None anticipated.

Overall Heritage Impact Assessment: NIL

(iii) The Barn



Sections 2 and 5 contains an assessment of significance of the designated heritage asset. With Section 5 concluding that the listed building has a medium significance.

Impact of works on setting:

The proposed works to the granary and cart shed result in minimal and well considered external alterations as detailed above. Where there are external alterations, these are minimal, in discreet locations and sympathetically designed, such as the low-profile roof lights, set back glazing between timber posts, slot windows to match the design of the existing, traditionally detailed joinery and industrial style Juliette balconies looking into the courtyard.

Fundamentally the liner form and distinctive granary/cart shed appearance would be preserved, and the ancillary/subservient/functional relationship with the listed barn, which is an important distinction to retain, would be preserved. The manner in which the setting of the barn is appreciated would be unchanged.

Harm to the setting of the designated heritage asset has been minimised.

As such, it is considered that there would be no harm to the designated heritage asset's significance, with its setting preserved, and a neutral impact.

The proposed internal works to No 4 would have no visual impact upon the setting of the listed barn with the works being internal.

It is concluded that the proposals would not harm the special interest of the listed barn, due to change to its setting.

Potential Negative Impacts/Harm: None anticipated.

Overall Heritage Impact Assessment: NIL

(iv) Nea Cottages

	<p>Sections 2 and 5 contains an assessment of significance of the designated heritage asset. With Section 5 concluding that the listed building has a medium significance.</p> <p>Due to the lack of inter-visibility between Nea Cottages and No 4 with the sufficient distance, set back position of Nea Cottages within its plot, and intervening vegetation, the setting of Nea Cottages would remain unchanged and preserved with the proposed works to No 4.</p> <p>It is concluded that the proposals would not harm the special interest of the listed building, Nea Cottages, due to change to its setting.</p> <p>Potential Negative Impacts/Harm: None anticipated.</p> <p>Overall Heritage Impact Assessment: NIL</p>
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	OVERALL HARM OF SCHEME: NIL
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9 Compliance with National Heritage Legislation and National and Local Policy

Policy Framework

- 9.1 The following national and local policies are relevant to the assessment of the heritage impact of the development proposals.

Planning (Listed Buildings and Conservation Areas) Act 1990

<p>Section 66 There is a duty imposed by Section 66 (1) of the Act requires decision makers 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.</p>	<p>This Heritage Statement and Impact Assessment and its conclusions demonstrate that the proposed alterations to No 4 comply with the requirements of Section 66, preserving its special architectural and historic interest, and setting of the listed buildings.</p>
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National Planning Policy Framework, 2023

<p>Para 200: 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.</p>	<p>As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.</p> <p>This Heritage Statement and Impact Assessment provides the information required to assess the impact of the proposals on the significances of the heritage assets.</p>
<p>Para 205: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.</p>	<p>The proposals for No 4 are shown in this Heritage Statement and Impact Assessment to uphold the significances of the building. Historic features affected by these proposals will be conserved to optimal functionality. None of the proposals causes harm to significance.</p>

<p>Para 206: Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.</p> <p>Substantial harm to or loss of:</p> <p>b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.</p>	<p>It has been demonstrated that no harm would be caused to the significance of the listed buildings.</p>
<p>Para 207: Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.</p>	<p>None of the proposals for No 4 result in substantial harm.</p>
<p>Para 208: Where a development proposal 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 including, where appropriate, securing its optimum viable use. necessary to achieve substantial public benefits that outweigh that harm or loss.</p>	<p>None of the proposals for No 4 cause less than substantial harm as detailed in Section 8.</p> <p>There was no harm identified to the setting of the listed buildings: Nea Farm Flats, the Barn and New Cottages.</p>

Local Plan

<p>NFDC Local Plan 2016-2036 Part 1</p>	
<p>Policy ENV3: Design quality and local distinctiveness of the Planning Strategy states that</p> <p><i>All development should achieve high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality by creating buildings, streets, places and spaces that are:</i></p> <ul style="list-style-type: none"> • <i>Functional: well connected to surrounding uses, and logically laid out so that different elements work well together in a manner that is safe to access, easy to navigate, convenient to use and that makes effective use of both developed land and open spaces;</i> • <i>Appropriate: sympathetic to its environment and context, respecting and enhancing local distinctiveness, character and identity; and</i> • <i>Attractive: visually appealing and enjoyable to be in</i> 	<p>This Heritage Statement sets out how the proposal is high quality design and sympathetic to its environment.</p>
<p>NFDC Local Plan Part 2: Sites and Development Management</p>	
<p>Policy DM1: Heritage and Conservation of the states that:</p> <p><i>Development proposals and other initiatives should conserve and seek to enhance the historic environment and heritage assets, with particular regard to local character, setting, management and the historic significance and context of heritage assets.</i></p>	<p>This Heritage Statement sets out how the proposals have conserved the built heritage significance.</p>

<p>138: New Work and Alteration New work or alteration to a significant place should normally be acceptable if:</p> <ul style="list-style-type: none"><i>a) there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;</i><i>b) the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;</i><i>c) the proposals aspire to a quality of design and execution which may be valued now and in the future;</i><i>d) the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.</i>	<p>The proposal for No 4 are considered in accordance with Historic England's Conservation Principles on all four counts. There is sufficient information to understand the significance of the place, as demonstrated in this Heritage Statement.</p> <p>The proposals are not considered to materially harm the values of the place. The proposals represent good design that is mindful of the significances affected. The long-term consequences of the proposals are considered beneficial both in terms of preserving heritage significance, but also in securing ongoing viable use.</p>
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10 Summary and Conclusion

10.1 This document sets out:

- the history of Nea Farm and its farmstead
- assesses its heritage significance in terms of the heritage values against by which such proposals are normally considered under Historic England Conservation Principles
- describes a series of sympathetic and proportionate proposals to the granary and cart shed
- analyses the levels of impact in tabular form, with each proposal considered against the relevant legislation and policy.

10.2 It was identified following the assessment of impact in Section 8 that there would be a neutral impact on the significance of No 4.

10.3 Our appreciation and understanding of the curtilage listed building as a granary and cart shed within the S. Wyatt designed model farmstead would importantly remain clear and not be altered. This is through thoughtful, considered design and detailing. Resulting in no detrimental impact identified to the significance of the listed building, and consequently the NPPF would not be engaged.

10.4 There was no detrimental harm identified to the setting of the listed buildings: Nea Farm Flats, the Barn and Nea Cottages.

10.5 The significance of the heritage assets and their setting would not be harmed, and the proposals would therefore satisfy the requirements of the adopted development plan policies, which seek to protect heritage assets and would adhere to the policies within the NPPF.

Sources Used in this Report

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