

# WEST CROSS HOUSE, THE STREET, UPPER FARRINGTON

## Heritage, Design and Access Statement

(Including Ecosystem Services Action)



West Cross House,  
The Street,  
Upper Farringdon  
Alton  
Hampshire  
GU34 3DT

January 2024

Rev C

# Heritage, Design and Access Statement

## 1: ASSESSMENT OF HERITAGE SIGNIFICANCE

### INTRODUCTION

1.1 West Cross House is a Grade II listed building located at the junction of The Street and Church Road within the village of Upper Farringdon Hampshire which lies within the South Downs National Park. The building is within the Upper Farringdon Conservation Area which was designated in 1976. The conservation area is divided into two parts, the north with 13 no listed buildings and the south with 8 no listed buildings which includes West Cross House. There are approximately 126 houses within the wider village of Upper Farringdon. In the brief history of the conservation area much is made of the 12<sup>th</sup> Century Church and Massey's Folly. The report also records the other key component of the conservation area as "the simple design and small scale of the cottages and houses surrounded by hedges and trees".

1.2 West Cross House is a two-storey timber-framed building with a modern two-storey extension to the rear. Due to the ingress of rainwater causing damage to the fabric of the building the proposal is to install wall hung handmade clay tiles to the upper apex of the southern elevation to prevent the ingress of rainwater and protect the building and prevent further damage. This elevation was previously tiled with grey slate tiles installed in Victorian times, see Figure 1. This is noted in the listing given below. The slate tiles were removed in 2012 see Figure 2 and 3. As will be seen from Figure 4 the northern elevation is tiled with clay tiles within the apex.

### DESCRIPTION

1.3 West Cross House was added to the List of Buildings of Special Architectural or Historic Interest at Grade II in 1985 under the name West Cross Cottage. The building is described in the Historical Environment Record Ref HER ID 13295 which states:

2House. C16, early C17, and early C19. Slate-hung walls. Plain pantile roof, shafted stack. Late medieval timber-framed hall of 2 bays, with C17 chimney inserted in the smoke bay, with an upper floor and a north-side timber-framed bay added, early and late C19 re-cladding and minor rear service block. West front: 2 storeys, 4 above 2 windows. Upper casements and lower Victorian sashes. Plain C18 doorframe, with 6 panelled (2 top glazed) door, within a trellis porch masked by greenery. The lobby entrance form has been modified by a C17 staircase projection at the rear, with an outshot to its south side. The east wall has exposed bricknogged framing, and the single-storeyed service wing at the north side is of brickwork, with a low-pitched slate roof. The north gable has lower walls of exposed framework, but most of it is tile-hung (late C19) with scalloped bands. Inside, the framework indicates the phases of construction.

1.4 West Cross House is a two-storey timber-framed building with a modern two-storey extension to the rear. When listed the front, west and southern elevations were slate-hung see Figure 1. The slates were removed in 2012 to expose the timber-framing on the west and south elevations see Figures 2, 3 and 4. The north elevation has some exposed framing at low level but the majority of the elevation is tile-hung. The gabled roof is of double-Roman clay tiles, see Plans 3 to 5 in Appendix 2.

1.5 The framing now exposed to the west and south elevations indicates that the house was built as a two-bay structure. The listing description asserts that the stack was inserted into a smoke bay. The stair tower to the rear, set within a single-storey lean to under a cat slide roof, may be an original element of the building. The small square panel framing and short straight braces are typical of timber framing in Hampshire of mid-16th to 17th century date whilst the lobby-entry plan of a principal rooms either side of a central stack represents a development in house form which has been dated to the last quarter of the 16th century but which became the dominant plan form from 1600 to around 1675 after which houses with a stair passage and gable stacks became common.



Figure 1 West Cross House prior to the removal of the slate hanging to the west and south elevations. © Google Maps



Figure 2 Renovation works in 2012.



Figure 3 Southern Elevation with slate tiles removed and temporary measures in place.



Figure 4 Western Elevation with slate tiles removed.



Figure 5 Northern Elevation showing tiles to older part of the house.



Figure 6 Northern Elevation tile detail.

## 2.0: ASSESSMENT OF IMPACT

2.1 The placing of “Tudor” handmade tiles within the apex of the southern elevation, to prevent the further deterioration of the fabric of the building, will not detract from the overall aesthetic of the building or the setting of the building. The placing of tiles in the apex will match those on the northern elevation and make a greater contribution to the style and historic interest than the original slate tiles removed and which form part of the listing. The greatest contribution the building makes in terms of the surroundings is from the west, with this elevation in full view when entering the village along Shirnall Hill; see Plan 1, in Appendix 2. The southern elevation is viewed more obliquely from the adjacent road (The Street). The two boundaries of the property, which abut the local roads, are delineated by a wall and tall native hedge. The buildings surrounding the property are of mixed ages; see Plan 2, in Appendix 2. The house (Gwenby House) diagonally opposite to West Cross House, is Victorian, but has been extended in recent times. This two storey property is located on rising ground which is higher than the Street and so there is a diagonal view towards the southern elevation of West Cross House but this is screened in part by the intervening garden hedges. There are two properties to the east of West Cross House. The first “Kingsbridge” is a modern two story house from which there is a similar diagonal view towards the southern elevation of West Cross House but again this is screened in part by the intervening garden hedges. There are no views of the southern elevation from the second property “The Croft”. This long low cottage was once divided into a number of terraced dwellings which date back to 1720. None of these adjacent houses or adjacent outbuildings are listed. There are no views of the southern elevation of West Cross House from any of the other properties along Shirnall Hill, Church Road or The Street.

2.2 The heritage value of West Cross House will not be affected by the works proposed as the features of historic interest are primarily the timber-framed lobby-entry plan of the house together with an extended timber framed bay, which is possibly the original construction. A proportion of the timber framing survives together with a number of wattle infill panels, particularly within the western elevation, there are fewer in the southern elevation. The plan form and internal historical features are to remain and are unaffected by the proposed works. In part the survival of this early fabric and character will continue only with the maintenance measures proposed.

2.3 All of the original wattle and daub panels were repaired and in many cases replaced in 2012 when the Victorian slate tiles were removed. The proposed tile hanging will prevent further ingress of rainwater and protect the fabric of the building as well as preventing structural damage.

2.4 Consideration has been given to the protection of Bats, see letter from Ecologist (Appendix 1)

### 3: JUSTIFICATION AND MITIGATION

3.1 Rainwater has been entering the upper portion of the southern elevation for some years and thought to be travelling internally between the various layers of the timber structure, the wattle layers and daub. The upper apex was originally of weather board construction. The bedroom window was decayed as a result of the water ingress and has recently been repaired; see report (Appendix 1) by the Hampshire Sash Window Services Ltd.

3.2 Water has also travelled down to the lower ground floor window and internal cross beam which supports the upper floor. Following the replacement of the main roof in 2022 it was decided to erect a temporary layer of roofing felt to protect the building over the winter months. This has proved successful as the water ingress has so far ceased. The southern elevation has been surveyed by a Structural Engineer with specialist knowledge of historical buildings from Marbas, a local firm based in Winchester. They have made recommendations regarding maintenance work to the Southern Elevation. They support the proposal to tile the top triangle both to preserve the integrity of the upper structure and as a permanent solution to the ingress of water to the internal parts of the windows and supporting beams, see extract from their maintenance report (Appendix 1). The drawings showing the existing situation and the location of the proposed works are given in Appendix 2

3.3 The proposed works are to be undertaken by a local roofing contractor with experience in the renewal and maintenance of roofs and hanging tiles having undertaken the restoration of a number of historic buildings within and around the village of Farringdon, including the roof at West Cross House.

3.4. The proposed tiles are to be secured onto a system of double battens, which will allow air to circulate behind the tiles so preserving the timber structure and historical interest. The battens are to be attached using stainless steel screws. The tiles are handmade and reflect the existing tile hanging on the northern elevation and in part the eastern elevation and so are in keeping with the historical interest and of the period.

3.5 All materials are to be stored within the boundary of the property. There is room within the parking area of the property to accommodate the contractor's vehicles. Scaffolding is to be erected along the facade of the southern elevation. Subject to approval it is anticipated that the work could begin in April 2024.

3.6 The proposed works will ensure the long term protection of the building and the proposed tiles to match the existing will not cause harm to the significance or 'special architectural or historic interest' of the listed building or the conservation area.

3.7 It is therefore concluded that no conflict with the statutory duty in Sections 66 or 72 of the Act, National Policy in the NPPF or Outcome 4 and Priority 4.1 of the South Downs National Park Partnership Management Plan 2020-2025 and Policies SD12 and SD13 of the South Downs Local Plan 2014 – 2033 and that the application should be allowed.

APPENDIX I  
Reports and Observations





Hampshire Sash Window  
Services Limited

Mr M Loxton,  
West Cross House,  
The Street,  
Upper Farringdon,  
Alton. GU34 3DT

13<sup>th</sup> November 2023

Dear Mark,

As promised, I'm pleased to report on our findings regarding the condition of the spare bedroom window.

Historic water ingress from above had led to significant decay in both the sash box and the lower sash, which had been repaired with two-pack filler.

The upper sash had been "re-engineered" somewhat inappropriately to form a hinged casement and was not viable to reinstate as a traditional sash. I suspect the repairs were done due to decay caused by the water ingress.

Happily, the cill and the inner box sections could be refurbished, and we rebuilt the head, pulley stiles, and outer box sections. Neither sash was recoverable, and replicas in softwood, where needed.

We recommend installing some form of protection on the gable end to prevent further damage from water ingress.

[REDACTED] t me know.

**Hampshire Sash Window Services Limited, Company Number 09440684**  
**Registered office: 12 Lincoln Green, Alton, Hampshire GU34 1SX.**  
**Tel: 01420 86102 Mobile 078 164 311 78**  
**e-mail :- [contact@hantssash.co.uk](mailto:contact@hantssash.co.uk) Web site :- [www.hantssash.co.uk](http://www.hantssash.co.uk)**



## 5 CONCLUSIONS (Extract from Report on Maintenance Needed)

5.1 The framing of the south elevation is in poor condition and requires a number of repairs and maintenance to bring it back into a serviceable condition. Annual maintenance should be carried out to this elevation to maintain the condition of the timbers once the repairs have been completed.

5.2 The framing of the east elevation is in fair condition although some minor repairs are required together with the replacement of one sill beam. In order to do this, two bowed panels of masonry will need to be removed and rebuilt on completion. Annual maintenance should be carried out to this elevation to maintain the condition of the timbers once the repairs have been completed.

5.3 The west elevation is in fair condition with only some routine maintenance issues to be addressed. Annual maintenance should be carried out to this elevation to maintain the condition of the timbers.

5.4 The north elevation is also in fair condition. Annual maintenance should be carried out to this elevation to maintain the condition of the timbers.

5.5 To all elevations inappropriate materials should be gradually removed during routine maintenance. This includes cement mortar haunching, expanding foam, silicone sealant and cement mortar infill to voids, peg holes and shakes. Hot-mixed or putty based lime mortar should be used to infill voids etc if necessary. Re-peg joints if possible, using cleft oak pegs.

5.6 The proposal to tile hang the gable end is supported, both to preserve the integrity of the upper structure and as a permanent solution to prevent the ingress of water to the internal parts of the windows and supporting beams. Such work will require Listed Building Consent. The remainder of the works recommended are to maintain the fabric of the building



11/2/2024

Re: West Cross House

My company undertook a Bat Emergence Survey in April 2022 and a report was submitted in June 2022 for a planning application to replace the existing roof tiles. Four species of bats were identified in the vicinity of the house and a day time roost was identified in the northern part of the roof void.


A colleague then applied and was granted by Natural England a "Bat Low Impact Class Licence". Before the re-roofing works commenced an inspection of the roof void was undertaken by a licensed Ecologist and a single bat was removed to safety. As part of the works, access to the roof void was maintained, for bats, being located at the apex of the northern elevation.

The roof works were undertaken in August and September 2022. At the end of this period we understand from the owner that roofing felt was attached to the top apex of the southern elevation.

Given that the work was undertaken during the day and attached in this manner no bats would be affected by the work undertaken or subsequently. The proposals to replace the felt with handmade tiles on double battens would in our view offer a potential roosting opportunity for bats.

I hope this all helps but do let me know if you need any further information

Kind regards,



Andrew S. Waller  
Director/Consultant Ecologist  
ASW Ecology Ltd

## APPENDIX 2

### Drawings

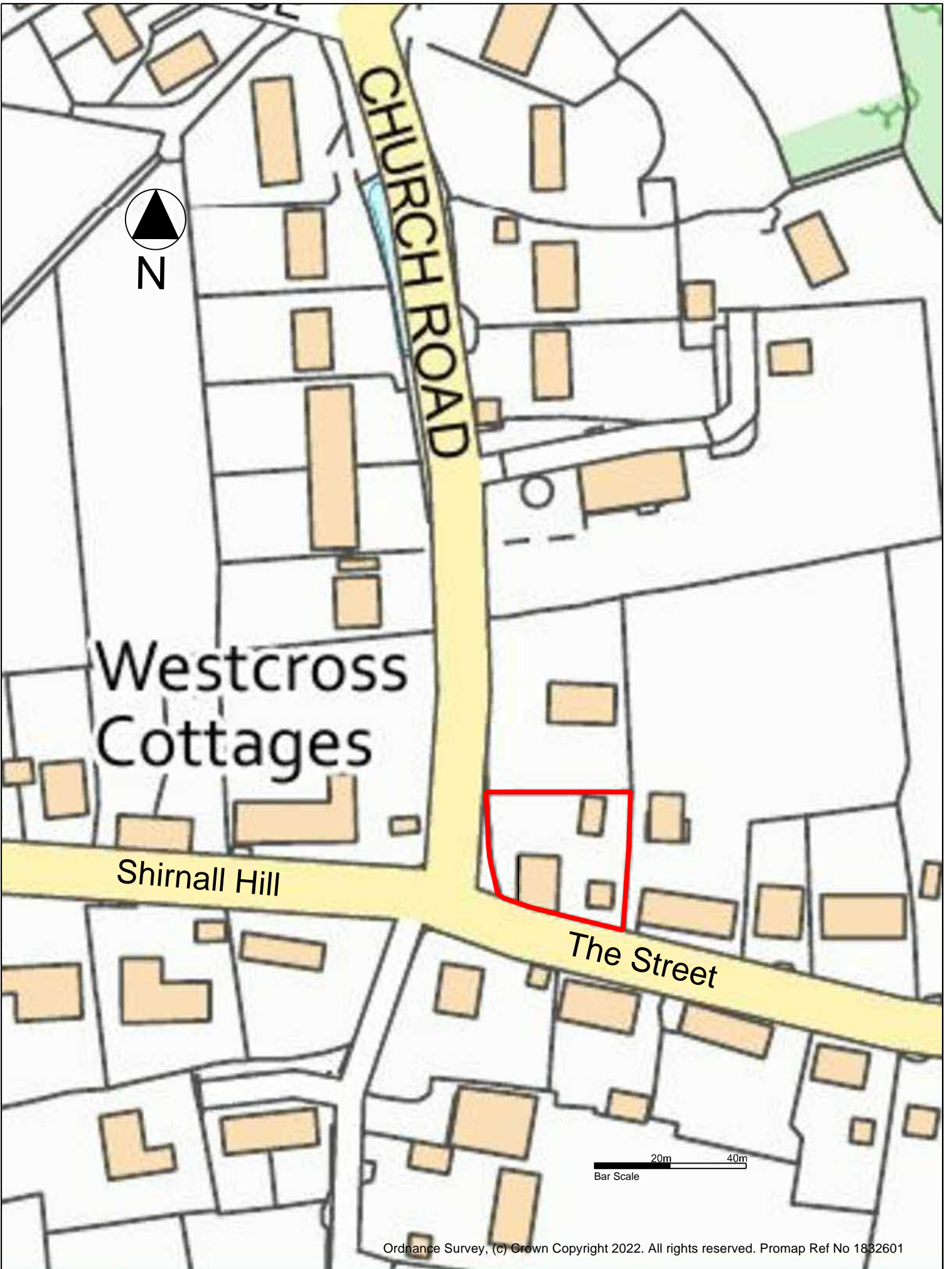
Plan 1: Location

Plan 2: Site Plan

Plan 3: Elevations Existing

Plan 4: South Elevation Proposed

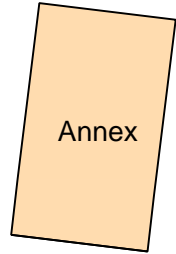
Plan 5: Photos



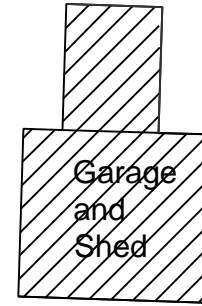
Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Promap Ref No 1832601



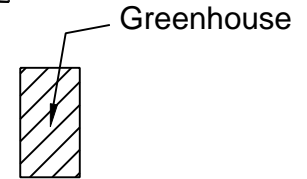
Church Road



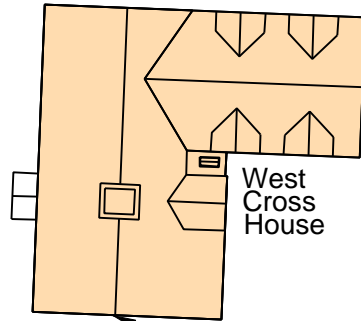
Annex



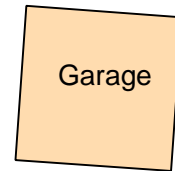
Garage and Shed



Greenhouse

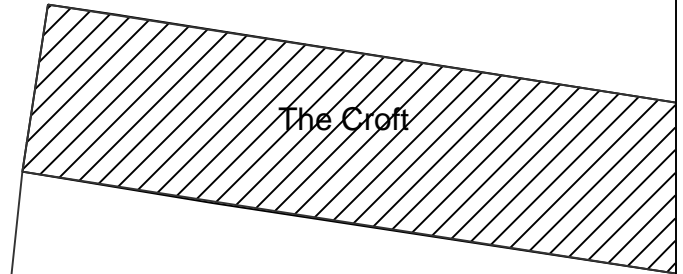


West Cross House

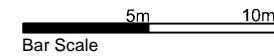


Garage

Proposed Works - Tiles

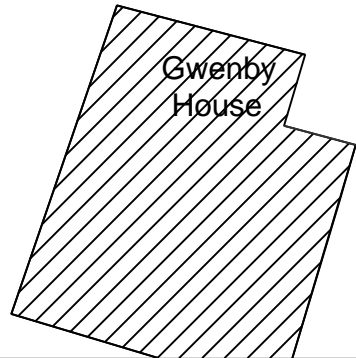


The Croft

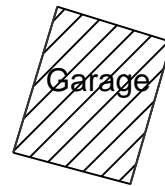


Bar Scale

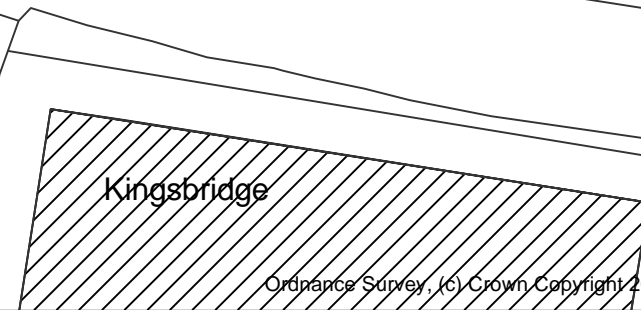
The Street



Gwenby House



Garage



Kingsbridge

Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432



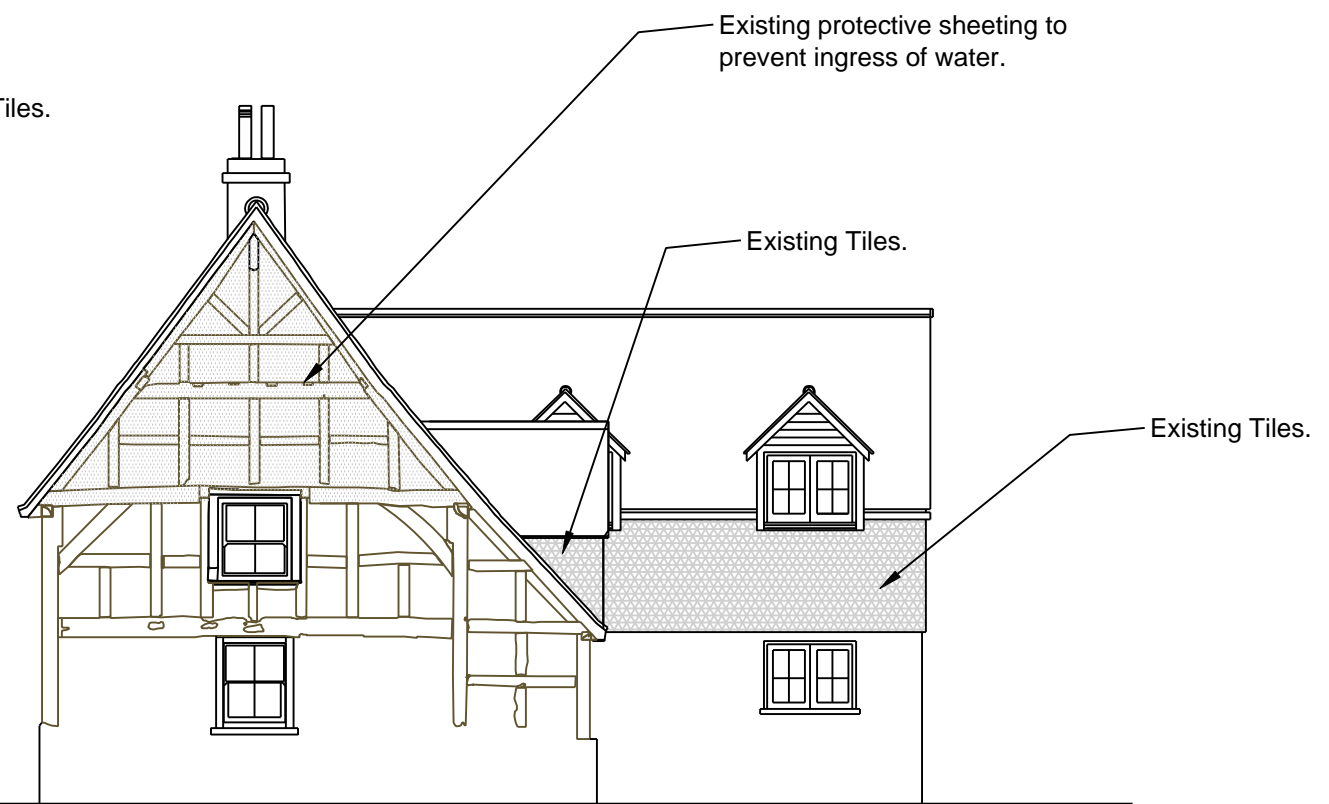
Western Elevation



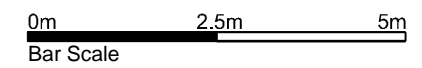
Northern Elevation



Eastern Elevation



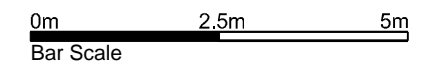
Southern Elevation



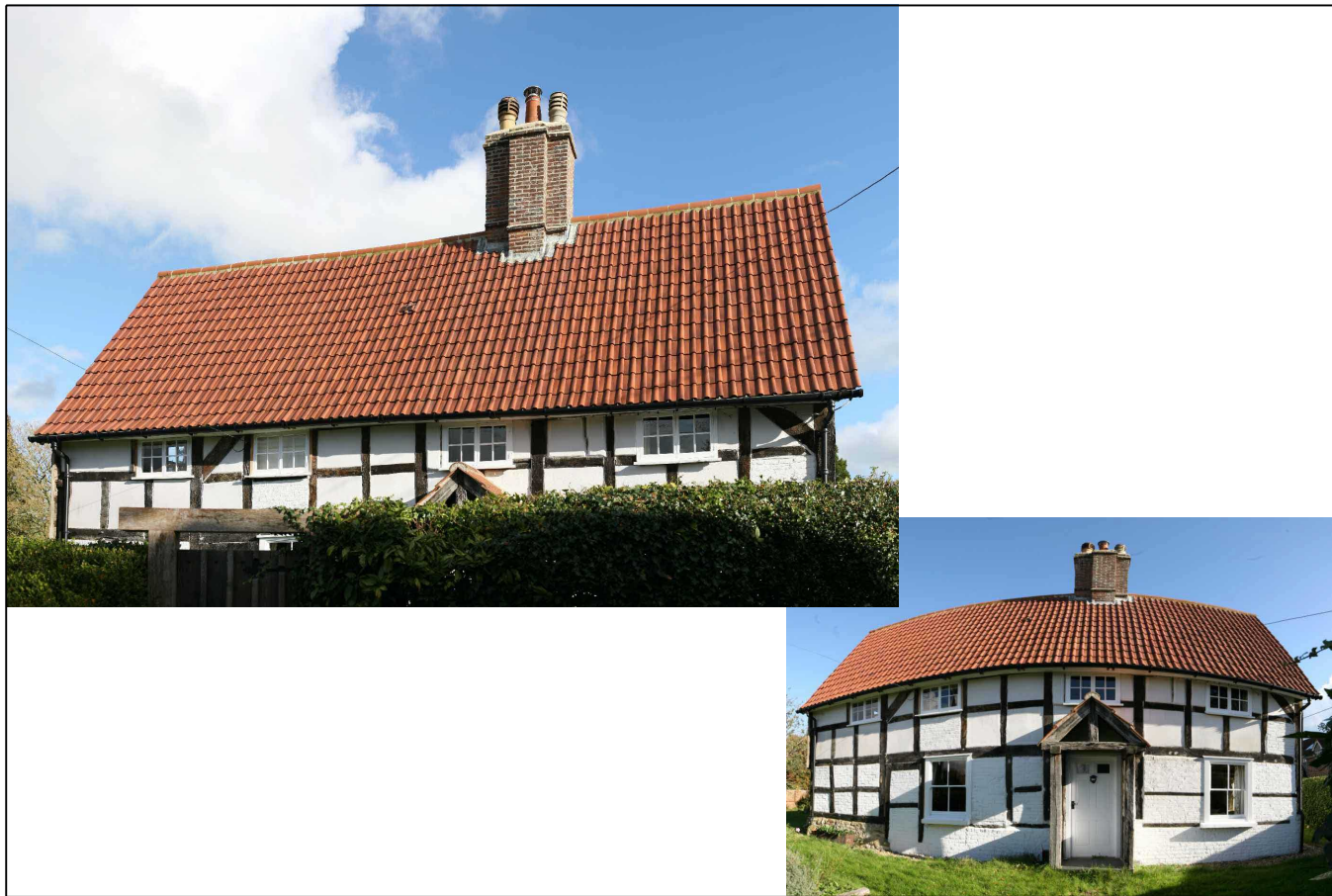


*Southern Elevation- Existing*

*Southern Elevation- Proposed*







Western Elevation



Southern Elevation

Tile Detail/Northern Elevation



Eastern Elevation



Northern Elevation

## APPENDIX 3

### Ecosystems Services Action

Plan 6: Ecosystems Services Action

Form: Ecosystems Services Action

**6. Please complete this form and send it in with your planning application remembering:**

█ actions which relate to your local area.

█ as many actions as possible.

█ actions which meet as many different criteria as possible.

**Ecosystem Services Statement** - West Cross House, The Street, Upper Farringdon, Alton, Hampshire GU34 3DT

**Ecosystem Services Actions**

Rainwater collected and used for watering the garden. The rainwater harvesting system and other measures given below are shown on submitted Plan 6.

**Policy SD2 criterion**

*A, C and D*

Planting more native plants	a) Sustainably manage land and water environments;
Planting wildflowers and grasses.	b) Protect and provide more, better and joined up natural habitats;
Water collection system for garden plus water butts.	c) Conserve water resources and improve water quality;
Contain all water from roofs and paving within the site.	d) Manage and mitigate the risk of flooding;
Increase the amount of plants including native plants which benefit bees and insects.	e) Improve the National Park's resilience to, and mitigation of, climate change;
New vegetable garden and compose bins.	f) Increase the ability to store carbon through new planting or other means;
<i>Adding compose and mulch.</i>	g) Conserve and enhance soils;
<i>New vegetable garden and greenhouse.</i>	h) Support the sustainable production of food, forestry and raw materials;
<i>Growing more plants.</i>	i) Reduce levels of pollution;
New roof and increased insulation for house.	j) Improve opportunities for peoples' health and wellbeing;
<i>Reducing areas of mown lawn.</i>	k) Provide opportunities for access to the natural and cultural resources which contribute to the special qualities.



Church Road

New fruit trees

Existing native Cherry tree.

New Compost Bins.

greenhouse

Annex

Bog garden pond

Native hedge to be maintained

water collected for use in garden.

down pipe

West Cross House

WB

New Vegetable Garden.

Water Butt.

Bin Box.

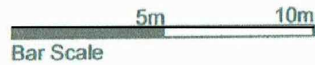
Bat Box Garage

60% of existing lawn to be planted maintaining some wildflowers + grasses.

replacing laurel hedge with native D.W.C. species.

The Street

Native hedge to be maintained.



Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432

Project:  
Proposed Works for Mr and Mrs Loxton  
West Cross House, The Street, Upper Farringdon, Alton, Hampshire, GU34 3DT

Ecosystems Services Actions/Plan 6  
Scale 1:250 @A4