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DESIGN & ACCESS, AND PLANNING STATEMENT

Warlands Farmhouse LBC (ground floor)

Ref: 2582|11115

February 2024



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1.0 INTRODUCTION AND PROPOSAL

- 1.1 Warlands Farm is in the village of Shalfleet, within the built form of the village, in close proximity to the shop and relatively close (walking distance) to the church, pub and bus stops providing a good service between Freshwater/Yarmouth and Newport.
- 1.2 The farmhouse is accessed from Warlands Lane. Vehicular access via a concrete drive to the east which leads towards a disused barn. Access is then via a pedestrian gate to the adjacent farmhouse. There is also a pedestrian gate leading to the house from Warlands Lane.
- 1.3 The farmhouse is a Grade II Listed Building. The barn is also a Grade II Listed Building. Both the barn and the farmhouse are stone built. See Appendix 2 for photos of the farmhouse. The historical assets are discussed further within the accompanying Heritage Statement (with further images).
- 1.4 There is an existing boundary wall between the farmhouse and garden and the barn, with another stone barn on the boundary towards the front of the Site. A stone boundary wall and then a hedge extends along the front of the Site.
- 1.5 There are several trees within the overall Site although these are mainly towards the rear (south) and western boundaries. None are protected.
- 1.6 The rear of the Site is not readily visible from any public vantage points with the trees and vegetation around the boundaries and that there are no roads or public rights of way some distance away and not offering views into the Site.

Proposal

- 1.7 This LBC application follows the recent submission of a LBC application proposing further internal and external changes to repair, enhance and improve the building. This has been validated and the reference number is 24/00269/LBC. These other works are required quite urgently to maintain and preserve the building and also includes improving drainage and ventilation and therefore has been submitted first.
- 1.8 Furthermore, this application has been submitted separately and later than the initial LBC application so that a Heritage Buildings Specialist could be commissioned to provide a full review of the historical asset and in particular this specific element of the proposal - and as advised by the Council's Principal Conservation Officer.
- 1.9 This current LBC is only seeking changes to the ground floor and proposes to create two openings to connect the kitchen and reception rooms. This will improve circulation and, noting the relatively small kitchen area and dining/reception room, to provide a more functional living space suitable for modern standards of living.

- 1.10 The proposed alterations are set out in full within the Heritage Statement but in summary include:
- Removal of sections of the corridor walls between the kitchen and reception room (dining and snug room), including where there is a boarded window/hatch and the existing door into the existing sitting room.
 - This will allow an improved flow between these two rooms, akin to modern day living standards.
 - Sections of the walls are still retained.
 - The heritage specialist concluded this change would not result in harm on the historic heritage but made recommendations on demarcating the line of the corridor to indicate the original plan form. It is therefore proposed to use differing tiling here. An accompanying plan sets this out.
 - With significant input by the heritage specialist, this element has been reviewed further, including the historical significance, and following the pre-application submission.

2.0 PLANNING POLICY

National Policy

2.1 National Planning Policy Framework

- The following sections are relevant to this proposal:
- Section 12 - Achieving well-designed places.
- Section 16 - Conserving and enhancing the historic environment.

2.2 Paragraph 206 of the NPPF states:

“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”.

2.3 Paragraph 208 of the NPPF states:

“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”.

2.5 The Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended).

Development Plan Policy

2.6 Island Plan Core Strategy

The following policies are relevant to this proposal:

- SP5 Environment
- DM2 Design Criteria for New Development
- DM11 Historic and Built Environment
- DM12 Landscape, Seascape, Biodiversity and Geodiversity

2.7 Policy DM11 states that the Council will support proposals that positively conserve and enhance the special character of the Island's historic and built environment. Development proposals will be expected to:

- Deliver economic led regeneration.
- Relate to the continued use, maintenance, rescue/refurbishment, repair and re-use of heritage assets and historic places, especially where identified as being at risk, or likely to become at risk.
- Relate to the conservation, enhancement and enjoyment of the Island's heritage assets and public realm.
- Consider and balance the relationship between the quality of place, economic, social and environmental characteristics.
- Be informed by sufficient evidence to reveal impacts upon the significance of heritage assets and their settings which may include the Council's Conservation Area Appraisals and Management Plans and the Local List Supplementary Planning Document.

3.0 PRE-APPLICATION ENGAGEMENT

3.1 The application has been submitted following a recent gold-level pre-application submission with the Council. This included a site meeting with the Council's Principal Conservation Officer, the architects and the applicant. The main points relevant to this application were:

- The removal of the kitchen and sitting room walls adjoining the central corridor – raised concern with the complete removal of this and impact on the plan form and legibility of the historic layout.
- As such, the Principal Conservation Officer strongly advised seeking the advice and assessment of a heritage buildings specialist.

- A conservation specialist has therefore been sought and their input has been incorporated into the Heritage Statement. See the Heritage Statement and Section 4.0 below for further information.

4.0 LISTED BUILDING AND HISTORIC BUILDINGS SPECIALIST

4.1 The assessment of the Listed Building and its proposed alterations are set out within the accompanying Heritage Statement. However, it is highlighted that following the pre-application meeting and response with the Council's Principal Conservation Officer, a historic buildings specialist was commissioned to assess the Listed Buildings and the proposed changes. George Anelay BA PgDip MSt MCIfA has subsequently visited the Site and Listed Buildings. A brief summary of his roles and experience:

- George gained his first degree in Ancient History & Archaeology at the University of Newcastle-upon-Tyne, followed by a Masters in Professional Archaeology at the University of Oxford. He is a Member of the Chartered Institute for Archaeologists and has worked full time as an archaeologist since 1999.
- Director of West Sussex Archaeology Ltd. Since 2001,
- From 2004 until 2012, George was also Heritage Outreach Officer for Chichester District Council.
- In both these roles he has directed a number of large-scale research excavations, including:
 - Middle Barn (The Selhurst Park Project: Middle Barn, Selhurstpark Farm, Eartham, West Sussex 2005–2008, Oxbow),
 - Liss Roman Villa (2005-7),
 - Chichester city walls (2009-2010).

4.2 George's comments form part of the Heritage Statement and whilst this is not repeated in full here, it is important to emphasise his following comments:

- *"The significance of the property lies in its relatively unchanged external and internal form and appearance, remaining as it does a good example of an early 19th century farmhouse constructed in the relatively prosperous economic climate of the time".*
- *"The farmhouse, however, is no longer tied to a working farm, and has become instead a separate dwelling. This means that the raison d'être behind its original form and function has passed away, to be replaced with the requirements of modern living."*

- *“Previous tastes favoured smaller, individual rooms, each with a specific purpose, nowadays, by contrast, people expect large open-plan multi-functioning spaces. This presents a very real challenge at Warlands, since its individualistic design makes creating a large space difficult. Often the best way to achieve this end is to add an extension to the rear of a house which can be opened up into one or more of the existing rooms, however at Warlands, because the rear from the public highway is actually the principal façade and the front is that most visible from the public highway, this would be impossible without a significant impact upon the Listed building”.*
- *“The next option would be to combine two of the internal rooms, but again this presents difficulties: to join the rear two (the dining room and farm office) would not only merge the lowest with the highest status, a major change in the building’s hierarchy, but would also bring the practical problem of bringing together differing floor heights; to join either of the rear rooms to either of those at the front (the kitchen and parlour) would be incongruous since they do not align, the former being offset to the east; this leaves the option of merging the kitchen with the parlour, which would mean removing the corridor from the “front” door, but would be the least impactful in terms of hierarchy (these two being next to each other in the pecking order) and plan form (they align with each other). This would result in harm to the Listed Building, in terms of changing the original plan form, but it is considered less than substantial and can be mitigated by retaining the line of the corridor walls by setting suitable tiles in the floor and aligning the steels required to support the floor above on the same lines as the removed walls. This latter solution would seem to be the most appropriate way forward to allow this building to have a secure future as a modern dwelling house.”*
- Whilst the alterations to the staircase are not proposed within this current listed building consent application, given the location of the staircase within the dining and snug room, it is considered relevant to repeat the historic buildings specialist’s comments on this element here, which : *“Within the original kitchen space (the south-west ground floor room), it is proposed to remove the boarding surrounding the staircase, to add new banisters and extra steps. The current boarding is modern and is therefore not considered a loss”.*
- Consideration must be given to the NPPF and paragraph 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”.*

- Of note, this proposal will reduce the risks to a heritage asset by ensuring the building is of a standard suitable for modern day living, whilst enhancing the significance of the heritage asset. It will secure the optimum viable use of a heritage asset in support of its long-term conservation.
- Benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, and in this case the works are to a listed private dwelling which will secure its future as a designated heritage asset are an overall public benefit.
- As such, public benefits arise from the proposal with regards the refurbishment and repair of historic fabric, ensuring the dwelling is fit for modern day living and in supporting the long-term conservation of this heritage asset. Whilst there is no public access, the building will be for residential use, for a family to live in and potentially, in the future, for rental, and there will be some public benefit derived from continuing to offer a residential property and potentially, a rental accommodation in this location. Securing the refurbishment of the farmhouse with a more economically sustainable future is entirely consistent with para 8c of the NPPF which sets out that sustainable development involves seeking positive improvements in the quality of the natural, built and historic environment. On this basis the less than substantial harm is clearly outweighed by the benefits of the proposal.

4.3 Whilst George Anelay, the historic buildings specialist, has acknowledged there will be an impact on the listed building, he has stated that this would be less than substantial harm and has recommended mitigation (which forms part of this proposal). With significant consideration given to the hierarchy of rooms, the redundant farm use of the dwelling and requirement to adapt our homes to suit 21st Century living styles, the conclusion is that whilst the proposal would alter the plan form of the building, it would not result in a significant harm to the building and therefore has not raised any concerns that the proposed alterations would result in any significant impacts on this Listed Building, its setting or on the setting of the adjacent building.

4.4 As such, the proposal will be in accordance with Policy DM11 of the Island Plan Core Strategy, the NPPF and The Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended).

5.0 LANDSCAPE VISUAL ASSESSMENT & OTHER MATERIAL PLANNING CONSIDERATIONS

- 5.1 The accompanying Heritage Statement sets out and assesses the proposed internal alterations and concludes that the impacts will not be significant on the listed building (less than substantial harm).
- 5.2 The changes within this LBC are only internal, relating to the ground floor rooms towards the south of the building, and will not be visible from external or public areas.
- 5.3 Furthermore, it is noted that the farmhouse is set back from the road with a relatively high hedge extending along the front boundary and which provides some screening of the house from the road. In addition, along the frontage of the overall site are two outbuildings and trees which also provide some screening from parts of Warlands Road, as per the photos below:



- 5.4 The alterations would be in keeping with the existing farmhouse. As discussed within the Heritage Statement, the proposal will only have less than substantial (not significant) harm to the listed building.
- 5.5 As such, the proposal will not detrimentally impact upon the rural character of the village street scene, the setting of the listed buildings and as such is in accordance with Policies DM2, DM11 and DM12 of the Island Plan Core Strategy.

6.0 ACCESS CONSIDERATIONS

Degree of access

- 6.1 Warlands Farm is located within the built form of the village of Shalfleet and there is pedestrian access to the nearby shop via a pavement on the opposite side of Warlands Lane. A church and a pub are within walking distance.
- 6.2 Within walking distance on the main road (A3054) are bus stops which provide bus services to Newport and Yarmouth/Freshwater.
- 6.3 See Appendix 3 for an extract of the Definitive Map showing nearby Public Rights of Ways.
- 6.4 The vehicular access serves both the barn and the existing farmhouse. The farmhouse has a separate pedestrian access. The accesses provide good visibility in both directions.
- 6.5 This access is relatively flat and provides level access to both dwellings, suitable for all users.
- 6.6 Access into the farmhouse will remain via the main door within the east elevation.

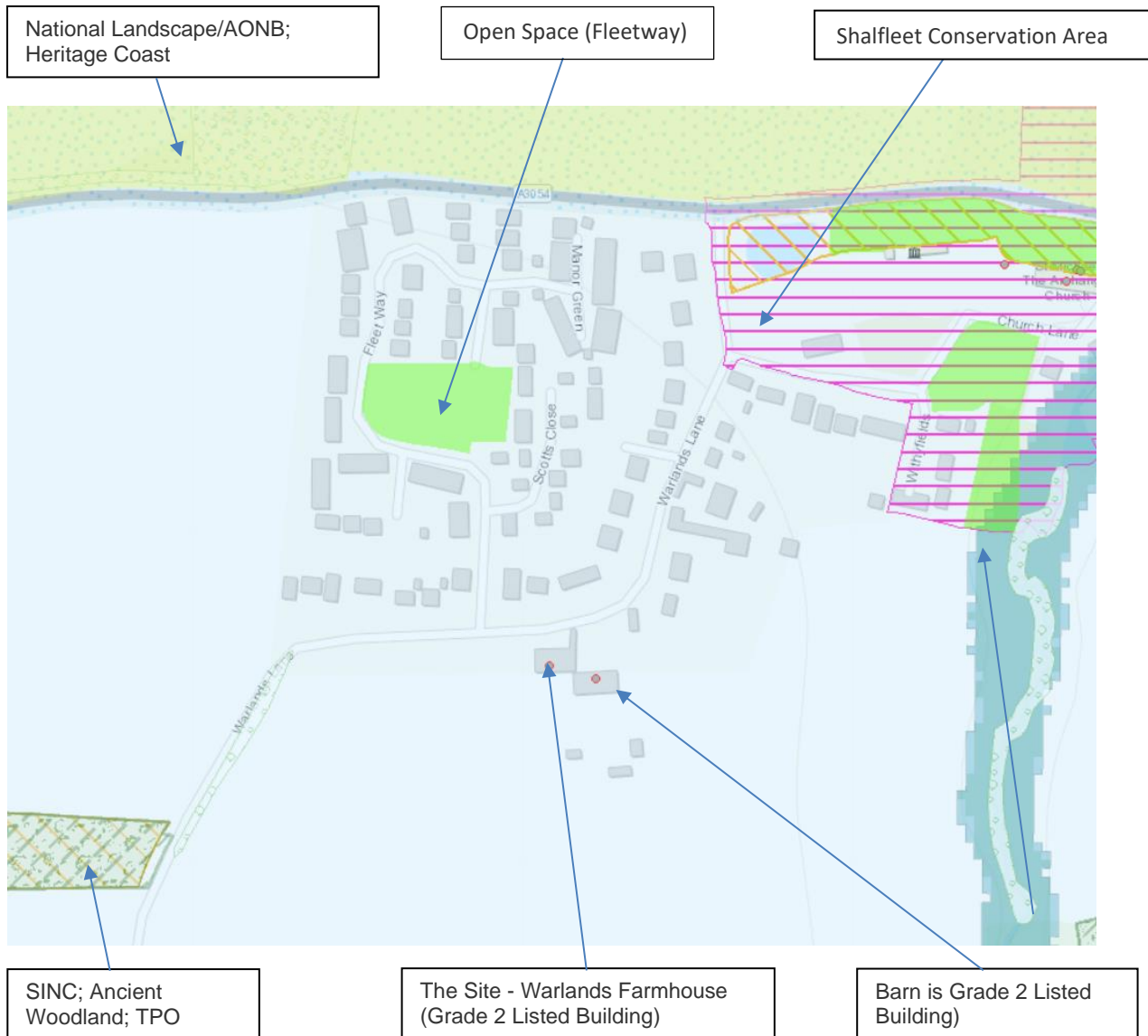
Future access requirements

- 6.7 As stated, no changes are proposed externally which will alter the existing access to the building. There is ample space for any future alterations should any access requirements change in the future.
- 6.8 The proposed internal alterations will provide a cohesive internal space and provide improved access for all potential users, with significantly better spacing and manoeuvrability between the kitchen, dining and snug room, and to the staircase to the first floor.

7.0 CONCLUSION

- 7.1 The proposal seeks listed building consent for internal alterations. These would provide significant improvements to the existing residential accommodation and provide a layout appropriate for modern day standards, allowing the dwelling to continue to be used, whilst preserving the historic fabric of the building with sympathetic, minor changes and thought-out alterations, with the aim to extend the longevity of the building, preserving the historic elements and improving the heritage asset to ensure its future is retained.
- 7.2 The internal changes, as set out in the Heritage Statement, with input from the experienced heritage buildings specialist, will not harm the listed building farmhouse, or the adjacent listed building or their setting.
- 7.3 Whilst the proposal relates to a private dwelling, in terms of meeting paragraph 208 of the NPPF, the benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, and in this case the works to the listed private dwelling will secure its future as a designated heritage asset are an overall public benefit.
- 7.4 The proposal therefore complies with Island Plan Core Strategies, the NPPF and The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015, and there are no technical reasons or any harmful impacts that make these alterations unacceptable.

Appendix 1 - Extract of Island Plan Core Strategy Proposals Map



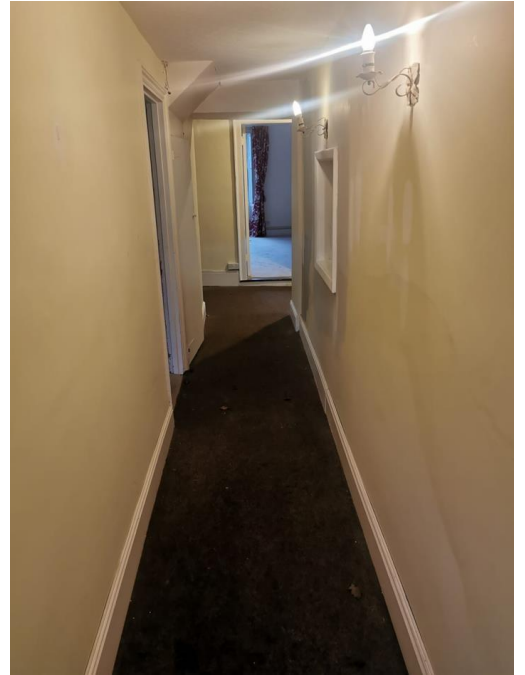
Legend	
	Area of Outstanding Natural Beauty
	Open Space (2010 Audit)
	Listed Building
	Conservation Area
	Site of Importance for Nature Conservation (SINC)
	Tree Preservation Orders (TPO)
	Area TPO
	Flood Zone 2
	Flood Zone 3

Appendix 2 – Site Photos

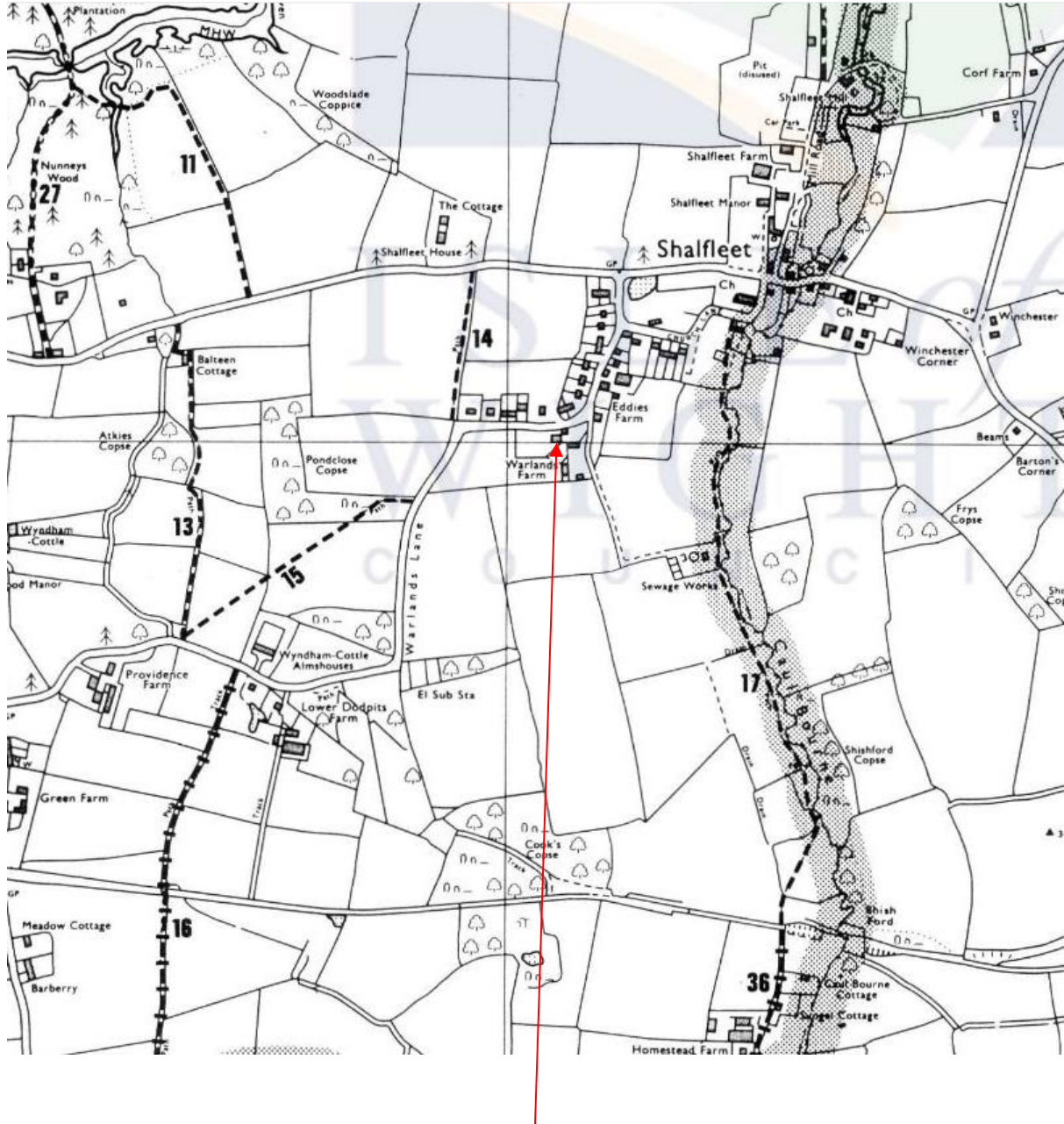
Farmhouse







Appendix 3 – Extract of Definitive Map of nearby Public Rights of Ways



The Farmhouse

Appendix 4 – Historic England’s formal listings

Barn at Warlands Farmhouse

List Entry Number: 1209382

Date first listed: 28-Mar-1994

Grade II

Barn. Probably late C18. Built of stone rubble with roof now covered in corrugated iron. 2 cart entrances. 5 bay barn with roof having 2 tiers of through purlins. Included for group value.

Warlands Farmhouse

List Entry Number: 1291379

Date first listed: 28-Mar-1994

Grade II

Farmhouse. Early C19. Built of Isle of Wight stone rubble with brick dressings. Slate roof with end brick chimneystack. Built with its back to the road. 2 storeys 3 windows. Front elevation has 12 pane sashes in cambered architraves. C19 stock brick porch with round-headed arch and gabled slate roof. C20 door. 1 storey stone rubble brewhouse attached to right with brick chimney and roof now covered in corrugated iron. L wing to rear.



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