

**WARLANDS FARMHOUSE
WARLANDS FARM,
WARLANDS LANE,
SHALFLEET
PO30 4NQ**



HERITAGE STATEMENT

MODH DESIGN LTD
**A | STUDIO 1, NEW BARN FARM, SUN HILL,
CALBOURNE, ISLE OF WIGHT PO30 4JA**
T | 01983 555051
E | HELLO@MODHDESIGN.CO.UK



HERITAGE STATEMENT

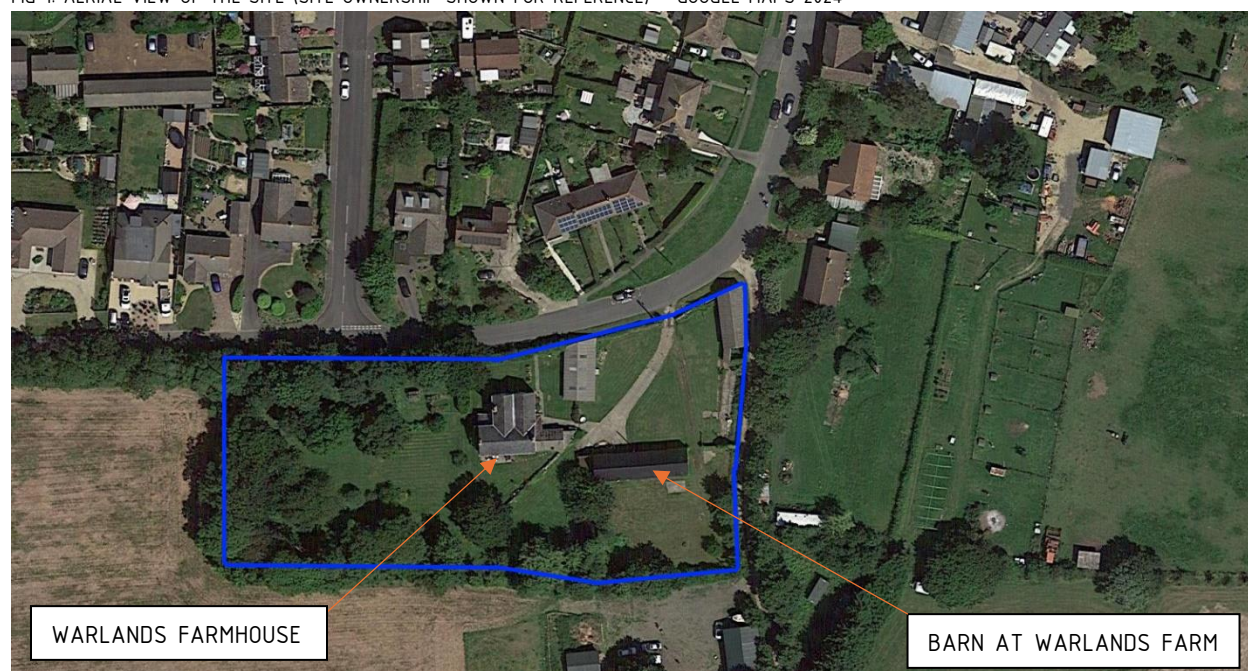
1. INTRODUCTION & PROPOSAL
2. LISTING & BUILDING DESCRIPTION
3. HERITAGE STATEMENT
4. SCHEDULE OF PROPOSED WORKS
5. CONSULTATION
6. CONCLUSION

HERITAGE STATEMENT

1. INTRODUCTION AND PROPOSAL

- 1.1 This heritage statement has been prepared by Modh Design Ltd to support proposals for the Listed Building application to the existing dwelling, Warlands Farmhouse, Warlands Farm. This statement outlines proposals and other considerations in relation to the proposals.
- 1.2 This heritage statement is written in support of this application, with reference to the appropriate site designations, heritage assets and impact upon the heritage assets.
- 1.3 The proposal is to connect the kitchen and dining rooms with the creation of two openings. This application shows further alterations detailed within **24/00269/LBC** that are shown for completeness but should be evaluated separately within the relevant application.
- 1.4 The purpose of this document aims to highlight and document the elements that endow the building with its special architectural and historic interest relating to its Listed status. Through the documentation, it aims to provide clarity in the elements that warrant preservation and to assess the contribution of those element to the overall heritage significance of the building, especially in relation to the proposals.
- 1.5 The wider area and location of the Listed building within the surrounding context will also be assessed to ensure that the proposed alterations are sensitive and appropriate for not just the Listed building but the site context.

FIG 1: AERIAL VIEW OF THE SITE (SITE OWNERSHIP SHOWN FOR REFERENCE) – GOOGLE MAPS 2024



2 LISTING & BUILDING DESCRIPTION

- 2.1 Located on the corner of Warlands Lane nearby the junction of Fleet Way, the site as a whole is approx. 1.5 acres within Shalfleet. Though nearby, the site is not within the Conservation Area of the Shalfleet village and occupies an area where modern development has occurred with records showing the addition of dwellings between 1940-1975. From 1975 onwards, the area to the North was developed significantly.

- 2.2 Within the Warlands Farm ownership boundary are two Listed buildings, a Farmhouse and Barn. This application relates to the Farmhouse but notes to the Barn given the proximity of the two and wider existing agricultural setting of the site.
- 2.3 Warlands Farm comprises one farmhouse, one open barn and two smaller outbuildings. All prominently feature Isle of Wight stone, with red brick quoins & architraves and either slate or corrugated roofs.
- 2.4 There are two entrances, one for vehicles and one for pedestrians, both located off Warlands Lane.
- 2.5 Within Warlands Farm, The Barn is noted within the listing to be included for group value. This is defined as *"the extent to which the exterior of the building contributes to the architectural or historic interest of any group of buildings of which it forms part, generally known as group value."* It is also noted that *"buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between the buildings. Sometimes group value will be achieved through a co-location of diverse buildings of different types and dates."* In this circumstance, it is likely that the Barn has been included under the group usage of the buildings relating to the historic farm usage as well as the consistency across the appearance of the Farmhouse and Barn.

2.6 **HERITAGE PARTICULARS:**

- 2.6.1 HERITAGE CATEGORY: Listed Building
- 2.6.2 GRADE: II
- 2.6.3 LIST ENTRY NUMBER: 1291379
- 2.6.4 DATE FIRST LISTED: 27-Mar-1994
- 2.6.5 LIST ENTRY NAME: Warlands Farmhouse
- 2.6.6 STATUTORY ADDRESS: Warlands Farmhouse, Warlands Lane
- 2.6.7 DISTRICT: Isle of Wight
- 2.6.8 PARISH: Shalfleet
- 2.6.9 NATIONAL GRID REFERENCE: SZ 41075 89006
- 2.6.10 LISTING NGR: SZ4107589006

2.7 **LISTING DESCRIPTION:**

2.7.1 *"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.*

- 2.8 Warlands Farmhouse is a detached two-storey building with two, single storey structures on the north-east and north-west elevations. The ground floor comprises of four evenly proportioned rooms serving kitchen, lounge, and dining. Within the single storey elements of the farmhouse there is a small office, GF WC and utility/store space. Two corridors connect the external entrances on the north-east and the south of the dwelling. The brewhouse and the upper left reception room are of a utilitarian finish at present, leading to a previous usage of a portion of the dwelling being for potentially agricultural or public use.
- 2.9 On the first floor, there are five bedrooms, one bathroom and one shower room. Three stairs separate the northern bedrooms and bathrooms to the rear of the property with the rear bedroom set lower to the northern portion of the dwelling.
- 2.10 The property as noted in the listing, appears to be built with its entrance to the garden and its rear to the road with the inclusion of the porch. The entrance to the NE is the primary entrance despite the southern entrance appearing more formal.

FIG 2: FRONT ELEVATION, FARMHOUSE



FIG 3 FRONT/SIDE ELEVATION, FARMHOUSE



FIG 4: SIDE ELEVATION, FARMHOUSE



FIG 5: SIDE ELEVATION, FARMHOUSE



FIG 6: SIDE ELEVATION, FARMHOUSE

FIG 7: SIDE/REAR ELEVATION, FARMHOUSE



FIG 8: REAR ELEVATION, FARMHOUSE

FIG 9: REAR ELEVATION, FARMHOUSE



FIG 10: GROUND FLOOR PLAN

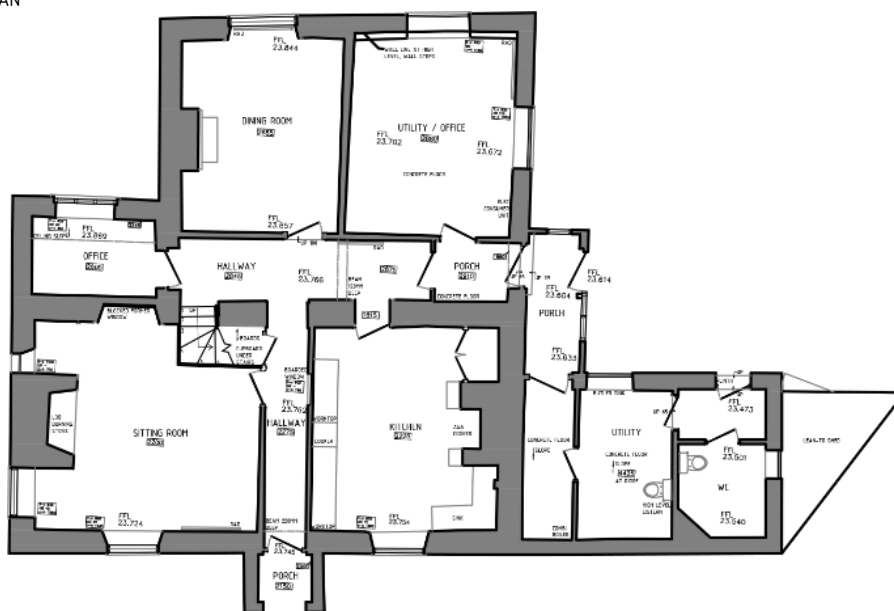


FIG 11: FIRST FLOOR PLAN



2.11 HERITAGE PARTICULARS:

- 2.11.1 HERITAGE CATEGORY: Listed Building
- 2.11.2 GRADE: II
- 2.11.3 LIST ENTRY NUMBER: 1209382
- 2.11.4 DATE FIRST LISTED: 27-Mar-1994
- 2.11.5 LIST ENTRY NAME: Barn at Warlands Farmhouse
- 2.11.6 STATUTORY ADDRESS: Barn at Warlands Farm, Warlands Lane
- 2.11.7 DISTRICT: Isle of Wight
- 2.11.8 PARISH: Shalfleet
- 2.11.9 NATIONAL GRID REFERENCE: SZ 41102 88999
- 2.11.10 LISTING NGR: SZ4110288999

2.12 LISTING DESCRIPTION:

2.12.1 *"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."*

FIG 12: FRONT ELEVATION, BARN



FIG 13: REAR ELEVATION, BARN



FIG 14: SIDE ELEVATION, BARN



FIG 15: SIDE ELEVATION, BARN



FIG 16: INTERNAL BARN



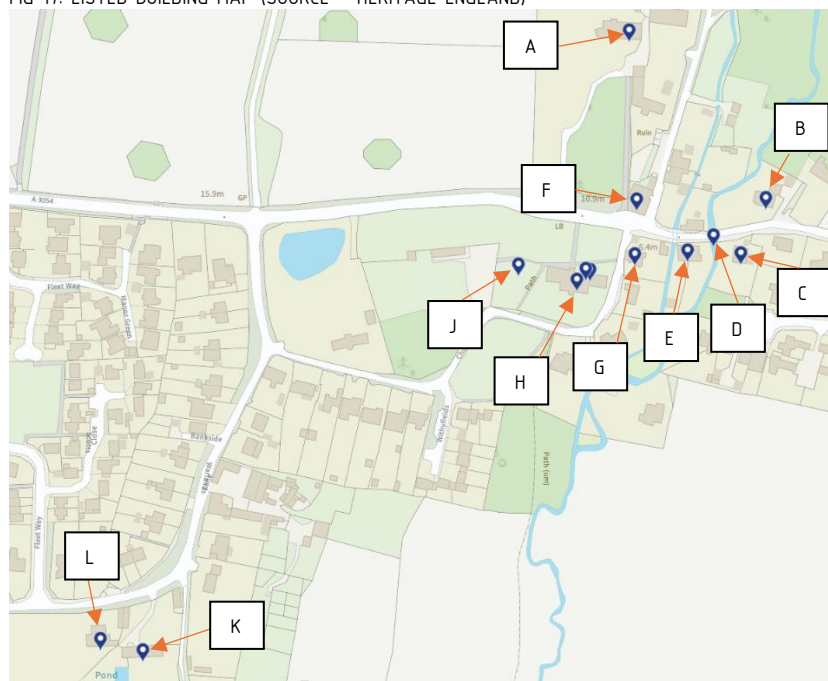
3 HERITAGE STATEMENT

3.1 SURROUNDING CHARACTER OF SHALFLEET CONSERVATION AREA

- 3.1.1 Whilst Warlands Farm is located outside of the Shalfleet Conservation Area, given the historic value that Warlands Farm has within the wider Shalfleet village; it was felt necessary to detail the character of the surrounding area.
- 3.1.2 The Conservation Area was designated on 19 April 1971 and was re-evaluated and amended on 14 July 1983.
- 3.1.3 The Isle of Wight Council has not generated a Conservation Character Appraisal for Shalfleet. The below details cover the general surrounding area and points of historical interest within the Village.
- 3.1.4 Within Shalfleet Village there are 11 Listed Building/structures, noted on FIG 17. The majority of these are Grade II Listed with the exception of a Church that is Grade I and Shalfleet Manor that is Grade II*.

- 3.1.5 Shalfleet is a small village set between Newport and Yarmouth to the north-west of the Isle of Wight. The name of Shalfleet means “shallow stream” referring to the Caul Bourne stream that runs through the village towards Calbourne.
- 3.1.6 The stream connects through to Newtown Creek to the North of Shalfleet which served as transport for goods made within the area. Shalfleet Quay was built in the 17th Century and allowed for the movement of bricks, salt and coal.
- 3.1.7 Isle of Wight stone features heavily within the village with many buildings formed of the material as well as the inclusion of red brick chimneys. Roof materials are generally red tile with the occasional thatched cottage and slate roof. This is in line with the materials present on Warlands Farm.
- 3.1.8 Evidence of Shalfleet is within the Domesday book including Shalfleet Mill and Shalfleet Manor House further adding to the historic value of the area.
- 3.1.9 The Church of St Michael is one of the most significant structures within Shalfleet given its central positioning in the village. The tower remains the oldest part of the building, being built in 1070. Later additions remain largely in keeping with the Church, leading the main structure of the Church to be described as an excellent example of late 13th Century architecture.
- 3.1.10 The expansion of the village appeared to happen in the mid-20th century with historic maps showing development on Warlands Lane present from 1975 onwards. This largely was in the area to the north of Warlands Farm and west of Shalfleet.
- 3.1.11 Much of the development in the modern area of Shalfleet is of bungalow or two storey construction using stock bricks, stone and tile roofs similar to that of 1960’s-1990’s mass dwelling construction.

FIG 17: LISTED BUILDING MAP (SOURCE – HERITAGE ENGLAND)



- A:** SHALFLEET MANOR, GRADE II*, 1292685.
B: ROSE COTTAGE, GRADE II, 1219730.
C: BROOK COTTAGE, GRADE II, 1292686.
D: SHALFLEET BRIDGE, GRADE II, 1291356.
E: BROOKSIDE CREEK COTTAGE, GRADE II, 1292684.
F: NEW INN, GRADE II, 1219658.
G: THE OLD RECTORY, GRADE II, 1291342.
H: 2 COFFIN CHESTS 1 METRE NORTH OF EAST END OF NAVE AT ST MICHAEL THE ARCHANGEL CHURCH, GRADE II, 1209384.
 MONUMENT APPROXIMATELY 1 METRE NORTH OF EAST END OF NAVE AT ST MICHAEL THE ARCHANGEL CHURCH, GRADE II, 1219703.
 CHURCH OF ST MICHAEL THE ARCHANGEL, GRADE I, 1219684.
J: MONUMENT TO W WAY 10 METRES WEST OF NORTH TURRET OF WEST TOWER AT ST MICHAEL THE ARCHANGEL CHURCH, GRADE II, 1209385
K: BARN AT WARLANDS FARM (WITHIN APPLICATION SITE)
L: WARLANDS FARMHOUSE (APPLICATION SITE)

- outbuilding, this has occurred since 1975 when evidence of the last historic data is provided. This boundary is now formed of established planting, hedging and trees.
- 3.2.6 The form and scale of the Farmhouse appears to have not altered significantly as evidenced by the maps within FIG 19 – FIG 25. The NW lean-to appears to be the most modern element.
- 3.2.7 During the period between 1750–1880, the agricultural industry was on an upward trajectory. Investment in new stock, crops, building, and land management allowed for this sector to grow to what can be defined as the most important period of farm building development in England. With Government backing to utilise wasteland and a growing urban population, farms developed in this period utilising developing technologies and new plan forms to allow a scientific approach to laying out farms to suit drainage and access. The layouts of farms in the era were more rational and intended to suit the developing needs of famers. Access to railways meant the need for accessibility to farms to transport goods to the wider area.
- 3.2.8 Buildings in this era of farm development, often displayed an attention to architectural detail that reflected this time of social development and newfound wealth. Warlands can be described as having elements of architectural detail with the red brick cambered architraves and large sash windows, utilising local stone on all elevations. Many of this decorative element however is on the exterior, as the dwelling has functionality at the heart. The farmhouse appeared to be built with the service entrance functioning as a primary entrance, leading to the other functional parts of the dwelling. Despite its age, there are few examples of ornate detailing internally, again leading to the belief of functionality over form.
- 3.2.9 Evidence of the land being acquired by the Trenchard family dates as early as 1617 with holds in the land through many years. Although leased to multiple tenants, it was the Woodford family however who settled for a significant period at Warlands Farm. Frederick Woodford, a Bible Christian preacher died on the farm in 1838 with his family continuing to occupy the site until 1904. His son, Benjamin Woodford was Listed as 'Farmer of 160 acres' on a Census from 1881. From records, many of the farmhouse residents appeared to be multi-generational with extended family living together and working in the farming industry.

FIG 19: MAP OF WARLANDS LAND, 1793, SOURCE WEST SUSSEX ARCHAEOLOGY VIA THE ISLE OF WIGHT RECORD OFFICE



FIG 20: MAP OF WARLANDS LAND, 1819, SOURCE WEST SUSSEX ARCHAEOLOGY VIA THE ISLE OF WIGHT RECORD OFFICE.

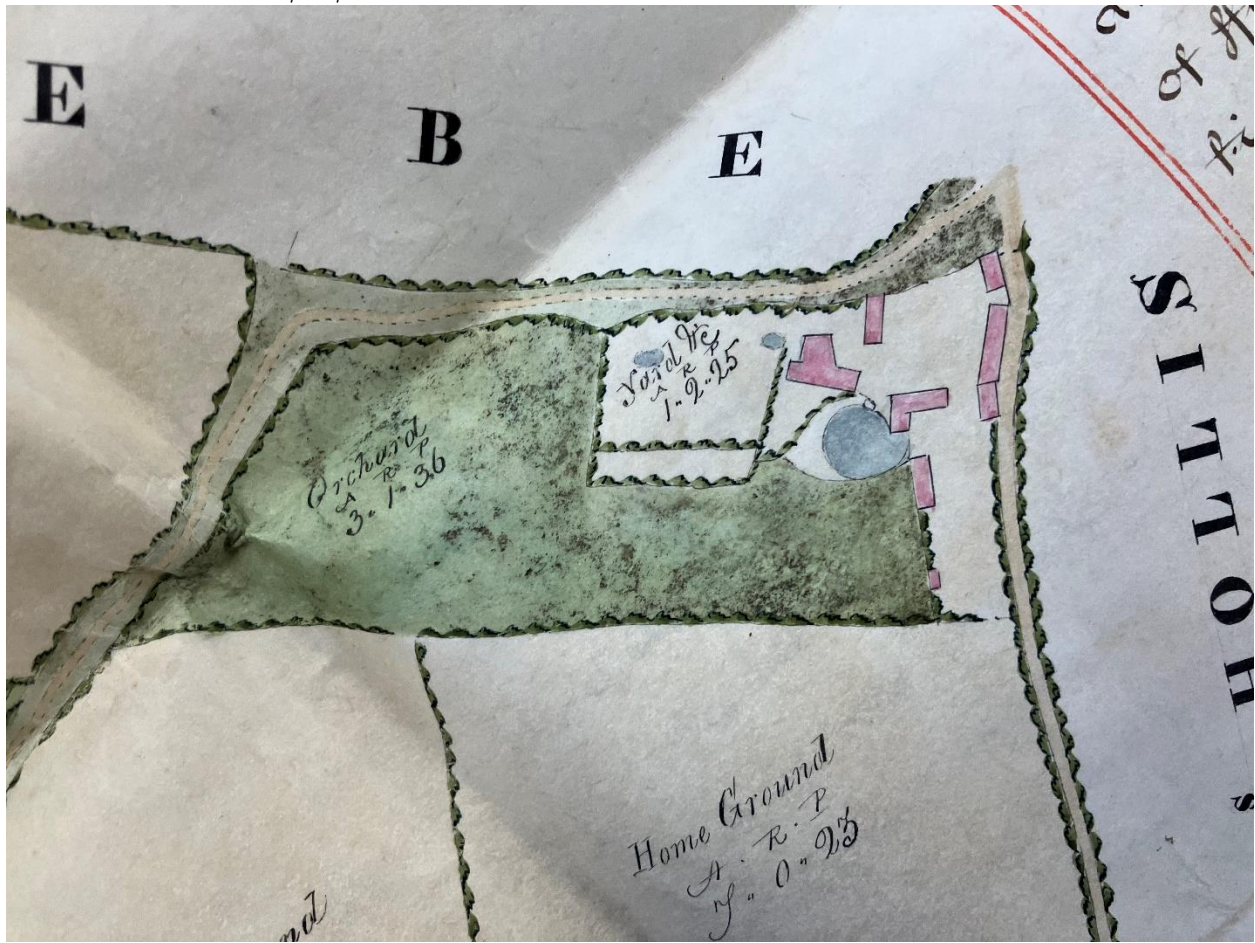


FIG 21: MAP OF SHALFLEET, DATE UNKNOWN, WARLANDS FARM EXTRACT TO RIGHT. SOURCE ISLE OF WIGHT RECORD OFFICE.

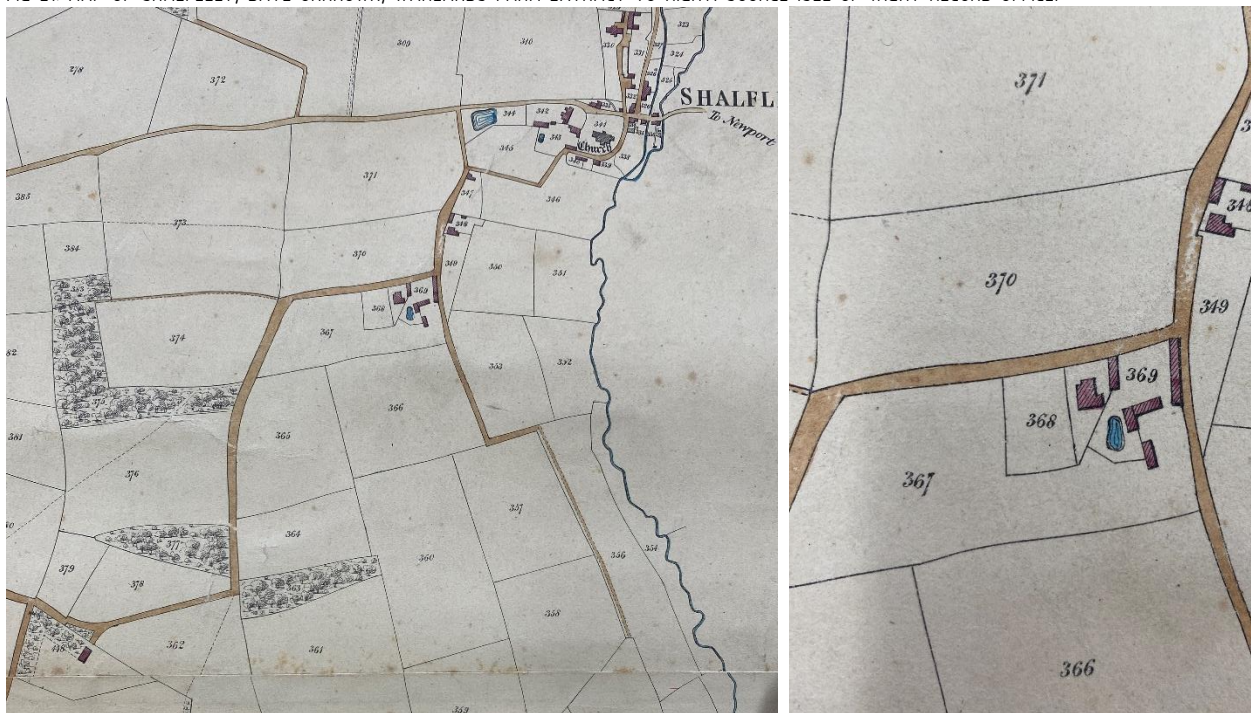


FIG 22: MAP OF SHALFLEET, 1862, WARLANDS FARM EXTRACT TO RIGHT SOURCE ISLE OF WIGHT RECORD OFFICE.

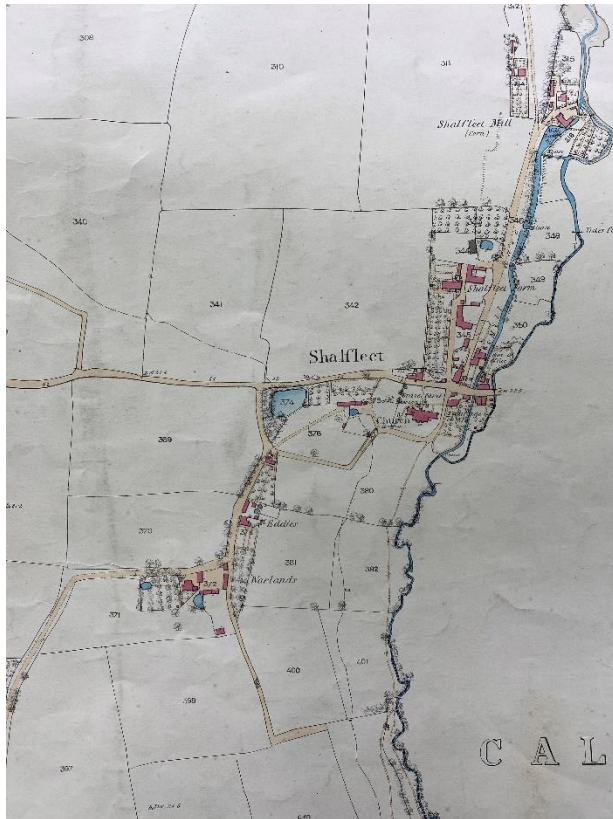
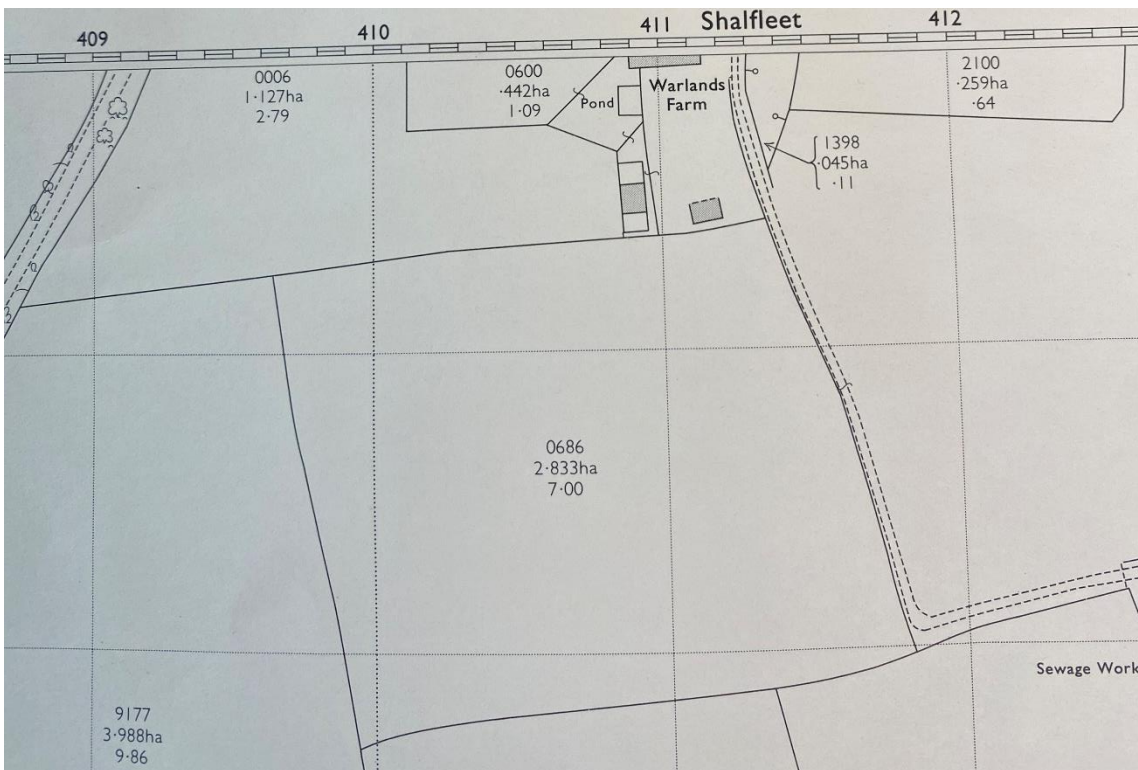
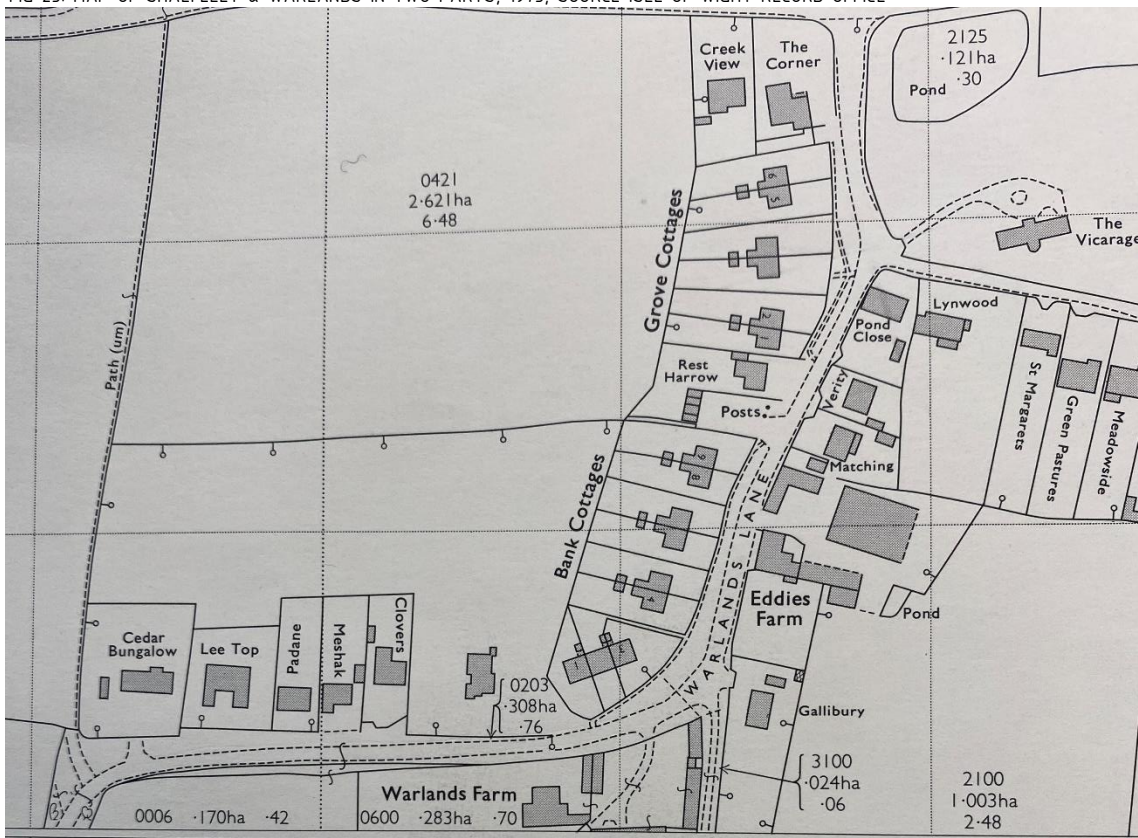


FIG 23: MAP OF SHALFLEET, 1898 & FIG 24: MAP OF SHALFLEET, DATE 1940, SOURCE ISLE OF WIGHT RECORD OFFICE



FIG 25: MAP OF SHALFLEET & WARLANDS IN TWO PARTS, 1975, SOURCE ISLE OF WIGHT RECORD OFFICE



3.3 HERITAGE ASSETS ON-SITE

- 3.3.1 The findings of the below heritage assessment provide a baseline assessment to inform the proposals for the internal alterations to the building. The impact of these proposals on the heritage interest of the building will be assessed within section four of this document.
- 3.3.2 This section summarises those heritage elements of the building which have been identified through site visits and desk-based research according to whether they are likely to impose significant, moderate, limited or no constraints to any proposals which alter or modify the building. This section should not be considered to provide an exhaustive account, but rather to indicate those areas of the building that may be sensitive to change.
- 3.3.3 Much of the significance of the building resides in its external appearance & wider setting, highlighting to the significance being its architectural interest. The areas that are highly sensitive to change include those documented in the Listing. There is little ornate detailing within the interior of the dwelling as the farmhouse served as a functional dwelling for those who lived and worked on the farm & surrounding areas.
- 3.3.3.1 Overall form of the dwelling, **SIGNIFICANT**: Largely remains unchanged since construction based on map data. Strong rectangle forms with two wings, north and south and single storey elements. Impacts the visual appearance of the dwelling within the site and wider context. North-west single storey element appears to be the most modern element as an existing window is blocked up within the lower left reception room however has been present on map data for some time. No change to external form proposed.
- 3.3.3.2 Isle of Wight stone, **SIGNIFICANT**: Noted within Listing, present on all elevations and single storey structures. Forms an important link to wider context of Shalfleet and across the Isle of Wight specifically. Varying sizes of stone with lime mortar. Some areas have had concrete strapping to 'repair' areas of mortar. Visually important within the setting of the site. Areas of replacement concrete mortar has a negative impact on the appearance of the building.
- 3.3.3.3 Sash windows with brick chambered architraves, **SIGNIFICANT**: Noted within Listing, important visual impact for the dwelling and surrounding area. Limits the ability to alter windows sizes & openings. No work proposed.
- 3.3.3.4 Porch, **MODERATE**: Noted within Listing, modern addition in comparison to the age of the dwelling. Adds to the value of the 'back to front' appearance of the dwelling. Now serves as entrance to garden. Leads to corridor that connects the two entrances. Door into lower left reception room, under stair cupboard and blocked in hatch present in corridor leading to porch. No work proposed to porch.
- 3.3.3.5 Fireplace (lower south-west reception room) **MODERATE**: Inglenook, stone fireplace with log burner. Brick chimney above noted in the listing and appears to be Isle of Wight stone internally. FIG 33. No work proposed to fireplace.
- 3.3.3.6 Brewhouse single storey, **LIMITED**: Roof although noted as metal clad appears to be jarring to the main dwelling. Brick chimney within room and in roof affects the visual appearance externally. FIG 28- FIG 30. Internally, aside from the chimney, the rooms have very little heritage value. Utilitarian finish with exposed concrete floor, underside of roof material present and painted plaster finish on walls. No work proposed.
- 3.3.3.7 Existing dining room (upper north-west reception room) **LIMITED**: Fireplace with marble surround and red brick open fire. Surround likely later addition circa late 1980's. Cornicing around room made up of plaster in double rectangles and spheres arrangement. Timber shutters in window with ornate architrave. FIG 31 No work proposed.
- 3.3.3.8 Upper bedrooms: **LIMITED**: Fireplaces present within rooms; some existing doors include small windows and appear to be with the dwelling for some time. Only cosmetic work proposed.
- 3.3.3.9 Panelling in doorway to kitchen, **LIMITED**: Decorative mouldings present in some doorways. FIG 32. No work proposed.

FIG 26: UPPER RIGHT RECEPTION / UTILITY ROOM



FIG 27: 'SERVICE' ENTRANCE



FIG 28: BREWHOUSE CHIMNEY



FIG 29: BREWHOUSE



FIG 30: BREWHOUSE CHIMNEY



FIG 31: DINING AREA



FIG 32: CORRIDOR FROM 'SERVICE' ENTRANCE



FIG 33: LOWER LEFT RECEPTION ROOM



FIG 34: KITCHEN

FIG 35: CORRIDOR UNDER STAIR STORE



FIG 36: STAIRCASE

FIG 37: BEDROOM



FIG 38: BEDROOM



FIG 39: BEDROOM



FIG 40: BATHROOM



FIG 41: BATHROOM LOBBY



FIG 42: CORRIDOR TO PORCH ENTRANCE



FIG 43: VIEW OF CORRIDOR FROM RECEPTION ROOM



4 SCHEDULE OF PROPOSED WORKS

- 4.1 A summary of the proposed works is listed below. This list should be read in conjunction with the submitted drawings. Details of the significance and method will be included if it is felt that a heritage aspect will be affected by the proposals. The footprint of the dwelling will remain unaffected, and no external alterations are proposed within this application.
- 4.2 The alterations are designed to minimise the visual and physical impact on the historic fabric. All interventions have been designed in order to maintain and enhance the atmosphere, character and spirit of this historic building. The proposal although partially alters the overall plan form, it does not deter from the original layout through considered alterations to provide an integration of 21st century living styles.
- 4.3 An assessment of the impact of the proposals on the heritage assets will be included in the headings below using a scale of significant, moderate, limited and no impact.
- 4.3.1 **CORIDOR DOORS, SIGNIFICANT/MODERATE:** Two openings are proposed between the kitchen & reception room to the corridor. It was noted in the Pre-app response to open this corridor would have a significant impact on the plan form and it was recommended within the Pre-App response that if this was the direction proposed, to seek out the consultation with a Historic Building Specialist which was undertaken and detailed in Section 5 of this document. After consultation it was decided to proceed with the guidance set out from the Historic Building Specialist and move forward with this area of the application. In summary, it was noted that the hierarchy of rooms, redundant farm use of the dwelling and requirement to adapt our homes to suit 21st Century living styles, although would alter the plan form, would not result in a significant harm to the building.
- 4.3.2 There is evidence with an existing hatch that this connection between the kitchen and the dining room has been present for some time, as demonstrated in FIG 42 & FIG 43. The inclusion of a hatch likely was installed between 1920 – 1970 when connectivity between the kitchen and dining room was starting to become a greater requirement for families within their homes. This demonstrates how the dwelling has likely been altered in its lifetime to suit the 'modern' living requirements at the time relevant to the changes. The current separation of the kitchen and dining room does not reflect the way houses are inhabited in the 21st Century; with the kitchen intended to be the heart of the home with close connection to the dining room. It is intended to create an improved flow from the kitchen and the dining room; and one which is fitting for modern family living. Traditionally kitchens would have been used for their function of preparing and cooking food, meals would have been eaten in the dining room. The decline of the use of a formal dining room is a consequence of cooking and eating becoming a less formal experience. Over the years and as early as the 1930's, the kitchen has become more of a focus for family life and this change and integration maintains the room locations but simply integrates the two. Examples of this connectivity shows a trajectory that implies these changes are not only to suit the current times of how we live but are a cumulation of almost 100 years of a similar mindset. Although there is the argument for existing houses retaining the exact historic layout of small kitchens and separate living, it was deemed this option provides a balance of adapting the layout to suit modern needs though connecting these spaces, whilst respecting the plan form by retaining areas of wall for the corridor and delineating the floor differently. Separate rooms are retained within the wider plan still, preserving the rooms with the most important hierarchy within the dwelling. It is not expected that a building with heritage value should change significantly to suit the occupier, however it is to be expected that the form should evolve slightly over time to suit the needs of modern families in a way that respects the historical value of the dwelling and allows their investment and protection of a Listed

- Building to continue, especially where the size of kitchen at present is relatively small for the size of accommodation provided by the rest of the dwelling.
- 4.3.3 The inclusion of a bulkhead in line with the existing door height would further emphasise the historic corridor, retaining the through element from the rear entrance door to the opening to the main corridor whilst opening the dining and kitchen space. The proposed opening starts in line with the existing doorway present to the lower left reception room from the corridor, heading towards the rear door leaving a matching sized nib at the opposite end of the corridor. This is mirrored on both sides of the corridor to maintain the through feeling of the space, as well as allowing the relevant structural elements to be installed without impacting other walls present. Along with the tiling differentiation proposed shown within the drawing packages, the sense of the corridor is maintained.
- 4.3.4 Although it is noted the concerns of the plan form, the evidence suggests that the farmhouse was built with functionality at the heart of the plan with the service entrance being the primary entrance noting its farm usage heavily. The rear entrance serves as a connection to the private garden space and does not function as the primary entrance within a modern time. Further to this, the form of the dwelling was largely linked to the farm usage of the surrounding land, with the historic need to maintain a more 'formal' entrance on the rear and a service access to the farm courtyard. This farm usage is now long redundant, and this rear door serves to access the private garden for use of the family. This again deepens the need for the corridor space to be opened to provide a significantly better connection to the garden from the main living areas of the home, in line with how families use homes in the late 20th and 21st Century. Although the assessment has been made that the impact is significant/moderate on the asset, this is not to say that the impact is of a negative impact on the Listed Building.
- 4.3.5 Hierarchy of rooms has largely been the driver for the decision to open this area over other rooms within the dwelling. As detailed in Section 5, the two reception rooms at the front roadside of the dwelling have significantly different hierarchies with their previous usage. To open a space that was once the most formal with a room that served as an extension of the farm and is utilitarian at present, would have a significant impact on not just the plan form, but historic value of the dwelling. Logistically, with the FFL and ceiling heights within these spaces being different, more invasive works would need to be proposed to create a connection which is to be avoided within the current proposals. Similarly, this extends to the rooms across from one another such as the current kitchen and upper right reception room. The impact to open any other rooms than those proposed would be significantly more impactful on the plan form and historic value of the room's hierarchy due to the way the dwelling is entered and is laid out. Where the current kitchen and proposed lower left reception room are proposed to be opened partially to each other, these maintain the same hierarchy of space along a flush FFL and ceiling level. As this area is tucked away from the main entrance corridor and has the through aspect maintained with the openings at either end, it is not envisaged that the feeling of the corridor is completely removed through the demolition of two areas of wall.
- 4.3.6 Although it is noted that often with Listed Buildings and within government guidance, that extending can provide the additional space modern family require whilst retaining the existing layout as much as possible is preferred, it was considered that an extension to the dwelling to incorporate a more appropriately sized kitchen and living space for the size of property would have a greater impact on more heritage assets than the proposals put forward within this application. The external footprint of the dwelling and overall form has remained relatively untouched since the time of construction except for the single storey lean which is thought to have been present for over 160 years. Where this dwelling has a unique

appearance in its 'back to front' elevations, the space in which an extension would be deemed most appropriate would be the front road facing elevation. This would have not just a significant impact on the form of the dwelling, but the setting of the dwelling within its site, street scene and within the wider community. Where it is deemed that the presence of Isle of Wight stone and the sash windows are heritage assets providing significant value, it was not deemed to be a feasible option to remove areas of this for an extension. It is also noted that often to incorporate a new extension into a listed building, the plan form will need to alter to create new openings or alter existing openings to access the spaces created. With this proposal presented, the overall form of the building remains the same with no impact on windows and Isle of Wight stone. The existing footprint is being utilised to its full potential whilst keeping the essence of the plan form that was.

4.3.7 In regard to the protection of plan form, it is noted in the Historic England Advice Note 16: Listed Building Consent document that:

4.3.7.1 *"Listed building consent was introduced both to protect historic buildings with special interest and to allow change to them within the limits of that special interest."*

4.3.7.2 *"The special interest of listed buildings is evident in building fabric and in design, that is in plan form, exterior and interior arrangement, features and decoration, all of which may present constraints or opportunities. Buildings develop as times change, expressing the social, economic, technological and artistic history of their times. Their special interest is expressed in their construction techniques, materials and craftsmanship, form and layout; their historic associations, and function, and the way that function has changed and the building therefore developed over time; and the evidence these give of innovation, past activity, social and economic change, which differ from place to place reflecting local environments, patronage and circumstances."*

4.3.7.3 *"Of course, where the fabric has clearly failed, for whatever reason, **or the layout constricts beneficial, compatible, use today**, it will need to be repaired, and may need to be replaced or altered, but those repairs and/or alterations need to be carried out in a way which matches or complements the fabric and design of the listed building, thus following the policy in the NPPF. Retention of as much historic fabric with its evidential layers of history, layout and features as possible, together with the use of appropriate materials and methods of repair, is likely to fulfil the NPPF policy to conserve heritage assets in a manner appropriate to their special interest."*

4.3.7.4 It is considered that on the above assessment the proposals meet the guidance set out by Historic England for the proposals.

4.3.8 There are no heritage elements in this space with no decorative mouldings or ornate detailing that would be impacted through the proposal.

4.3.9 When assessing the impact of the alterations in line with Historic England Advice Note 16 guidance, it is noted that the public benefit needs to be assessed relating to the perceived 'harm' of any proposal. *"The PPG makes it clear that change that leads to better conservation of the listed building may also be a public benefit. The PPG suggests that examples of heritage benefits may include (PPG, paragraph 020): Sustaining or enhancing the special interest of a listed building and the contribution of its setting, reducing or removing risks to a listed building, and **securing the use of a listed building which is both most useful to the owner and most supportive to its long-term conservation (its optimum viable use see PPG, paragraph 015).**"*

4.3.10 Albeit within residential dwellings, the public benefit is reduced given its private nature, the preservation and investment into retaining a heritage asset must be valued as public benefit. 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 considered an overall public benefit. To keep Listed Buildings functioning at a level that will remain for future generations, significant investment needs to take place, as often, construction techniques are of a different time, historic materials may be harder to come by and modern technologies implemented throughout a building's lifetime are not built into the existing fabric. It therefore can increase the cost of preserving and altering Listed Buildings comparative to modern dwellings which is not something all are willing, or able to take on. By allowing the evolution of the building to continue, not just to suit the current family but future occupants, it allows the investment into the buildings to continue and remain an asset within the wider community. Whilst the plan form may alter with the proposed changes, the evolution of the dwelling to factor in how we live within our homes in a modern way allows for the long-term occupancy of the building as it not only retains the character and heritage value but is suitable for a family. In this case, the less than substantial harm is at the lowest end of the scale given the retention of much of the key heritage assets within the site. 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, potentially for rental, and there will be some public benefit derived from continuing to offer rental accommodation in this location if the applicants choose to do so. 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 very slight harm is clearly outweighed by the benefits of the proposal.

- 4.3.11 **KITCHEN, NO IMPACT:** A new kitchen layout is proposed with new units. Services will remain in the locations already established to reduce the impact of relocating pipes. The aga will remain in the recess. A low bench under the window is proposed beneath the cill to provide storage and a place sit in the kitchen. The material of the bench is proposed to match the worktop to provide a seamless join between the two sides of the kitchen. This is to maximise the space within the kitchen as at present, given the size of the dwelling, the kitchen is slightly small for modern requirements. A central island is proposed to maximise the counter space although no drainage services are required to the island. No visual impact from the exterior and no heritage aspects affected. Plan form remains with room functioning and services within existing locations. Panelling surround into kitchen remains unaffected.
- 4.3.12 **STAIRCASE, LIMITED:** The staircase is proposed to be opened to the reception room. To facilitate a better connection and more grandeur staircase, it is proposed that the thin wall between the lower left reception room, to be dining room and snug, and the stair well is removed. Four new stairs will be incorporated into this room and from the hallway, connecting to the existing stairs above. The plan form will alter slightly but will still retain the location of the stairwell and landing. Timber balustrading will partition the stair off with the dining room, still retaining the separation but allowing light to pass through, leading the assessment of this area it be of limited significance to the heritage asset. This is to be considered within the application **24/00269/LBC** but shown in this application for full clarity of rationale behind the proposal.
- 4.3.13 The changes proposed aim to extend the longevity of the building, preserving the historic elements and improving the heritage asset to ensure its future is retained within the local community.

5 CONSULTATION

- 5.1 For details on the pre-app response from the IOW Council, please see submitted planning statement. In brief, given the nature of some areas of the proposals it was advised to seek the additional consultation of a Historic Buildings Specialist
- 5.2 Additional consultation has been undertaken with George Anelay BA PgDip MSt MClfA, Director of West Sussex Archaeology Ltd to ensure proposed works are sensitive to the historic fabric of the building.
- 5.3 His assessment of the proposals within this application are detailed below:
- 5.3.1 *Warlands Farm is mentioned as existing in a document of 1294/5, but its first actual depiction does not come until William Gardner's Ordnance Survey preparatory map of 1793 which shows two buildings, one approximately in the location of the farmhouse, the other in that of the adjacent barn. The published 1810 Ordnance Survey map uses the same survey. The next known map appears on a lease and release deed of 1819 (IOW Record Office No.JER/BAR/3/12/112) which shows the farm and farmhouse largely as they are today, although several of the farm's outbuildings have subsequently been demolished. This would suggest that the farmhouse was constructed before 1819, but probably after 1793, a date range which would fit with the physical appearance of the building and its Listing description.*
- 5.3.2 *Its construction date can perhaps be narrowed down yet further by documentary evidence, which records that the property changed hands in 1800, an event often linked to significant structural changes. Indeed, one relative of the new owners, the Trevethick/Wilkinson family, became tenant by 1814 (IOW Record Office No.JER/BAR/3/12/110). Furthermore, the extent of the new farm would suggest a significant financial investment, unlikely after 1815 when an agricultural depression set in, to last for over two decades. It would seem probable therefore that the existing farmhouse was constructed between 1800 and 1814, specifically with a view to it housing a member of the owner's family as farm manager. This is perhaps reflected in the design of the building, which is rather idiosyncratic.*
- 5.3.3 *The principal façade unusually faces away from the road and towards the south, possibly to take advantage of the sun. However, what was probably the most utilised elevation, faces towards the farm, this design of two facades being achieved by pushing the rear extension to the east, leaving an "L"-shaped plan. These two elevations then determine the internal layout, with two corridors running back into the house from their respective front doors (it is a rather moot point as to whether either can be considered a "back" door). Opening from these two corridors are the four ground floor rooms, although again the unusual design of the building is reflected in the fact that the corridor from the principal façade only opens into one of these rooms, that in the south-east corner of the house, which was probably originally the kitchen, containing the largest fireplace (for cooking) and the stairs to the first floor.*
- 5.3.4 *The "rear" corridor, that from the farmyard door, has the entrances to the higher status parlour, with its panelled doorway, and what was probably the dining room to the rear, with more involved moulding around its door and cornices and shutters on the window. The remaining room on the ground floor, that immediately inside the farmyard door, would appear to have been the lowest in status, probably tied closely to the farm, possibly used as an office or store, and separated off from the rest of the house by a second door in the corridor. At a fairly early date, certainly before 1862, a small single-storey extension was added to the end of this corridor, adjacent to the kitchen,*

- providing a fifth room, although much smaller than the others, and possibly used as a store, pantry or larder.*
- 5.3.5 *On the first floor, split between two levels due to the higher ceilings of the rooms below the rear portion, were six bedrooms, with the principal two behind the south elevation (that to the west being the largest). Of the four smaller rear rooms, those to the east have been altered to allow for bath and shower rooms. A single storey brewhouse runs off the south-east corner of the farmhouse, apparently integral to its original construction, and originally divided into two spaces.*
- 5.3.6 *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. In particular it is of a distinctive design, possibly conceived by its first tenant and/or his family, about whom there survives some supporting documentary evidence.*
- 5.3.7 *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.*
- 5.3.8 *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.*
- 5.3.9 *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. It is not clear whether the staircase would have been open or closed originally, probably the latter since that was more usual, but all trace of this appears to have vanished. It is recommended that the new bannisters match those on the north side of the staircase, which are to be retained.*

6 CONCLUSION

- 6.1 The proposed design aims to comply with the Isle of Wight Councils guidance on Listed Buildings by preserving the historic fabric of the building and proposing a thought-out alteration that provides a degree of public benefit.
- 6.2 The historic value of the site has been assessed along with the wider historic value of the area, assessing the heritage aspects and plan form to inform the design.
- 6.3 The design has been considered to provide a minor adaption to modern day living whilst respecting the historic value of the site by significantly improving the way the family will live in the dwelling.
- 6.4 The proposed changes have no impact on the adjacent Listed Building or group of buildings within the overall site and their setting.
- 6.5 We therefore commend this application for reasons contained in this report.