

*bourne court, st mary bourne
cottage - heritage statement*

February 2024

ferguson mann architects



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This Heritage Statement has been prepared by Ferguson Mann Architects on the instructions of Mr & Mrs Pearce (Client) in connection with an Application for Detailed Planning Permission for the refurbishment and extension to the Cottage at Bourne Court, St Mary Bourne. To be read in conjunction with the Application drawings and Design & Access Statement.



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ferguson mann architects

6 King St
Bristol BS1 4EQ

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F
E
W

fm-architects.co.uk

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Prepared by: Nick Brown
Checked by: Helen Newman

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1.0 INTRODUCTION

1.1 Bourne Court is a detached house located to the south of the of St Mary Bourne village in Hampshire, situated approximately 13 miles south of Newbury and 15 miles west of Basingstoke. The main house and ancillary buildings on the site are unlisted but lie within the St Mary Bourne Conservation Area. The main house has been identified within the conservation area appraisal as a building which makes a positive contribution to the character and appearance of the designated heritage asset. The owners of the property have planning permission to make some alterations to the main house including a contemporary timber and glass extension. The owners also intend to refurbish an adjacent detached building within the site, referred to as Bourne Court Cottage (this proposal is the focus of this Heritage Statement).

1.2 Ferguson Mann Architects (FMA) has been commissioned to produce a Heritage Statement in accordance with the National Planning Policy Framework (NPPF). This involves making an assessment of the significance Bourne Court Cottage and assess its contribution to the character and appearance of the Conservation Area, then consider the potential impact of the proposals upon that significance.

FMA has a national reputation for award-winning architecture, urban design, conservation and creative regeneration. During the past 40 years the quality of our work has been recognised across a range of awards including National RIBA Awards, RICS Conservation Awards, Civic Trust Awards, Housing Design Awards and numerous regional design awards. FMA have an Accredited Conservation Architect within the practice.

2.0 HISTORIC BACKGROUND

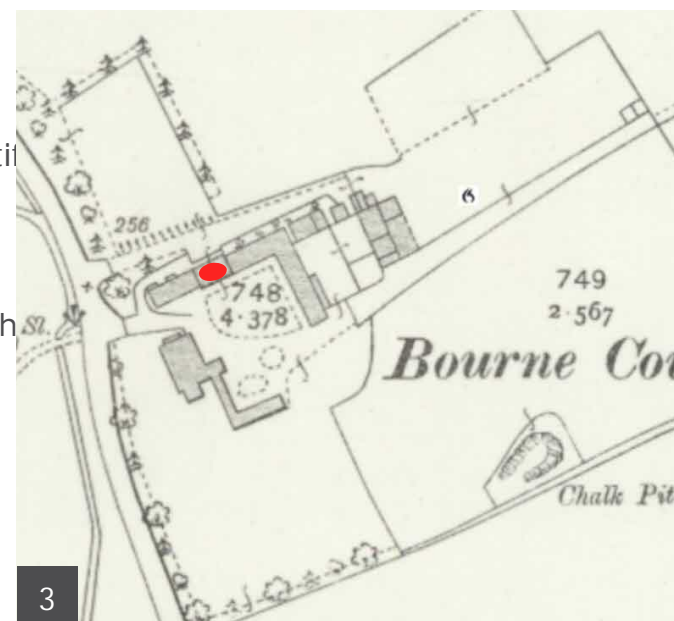
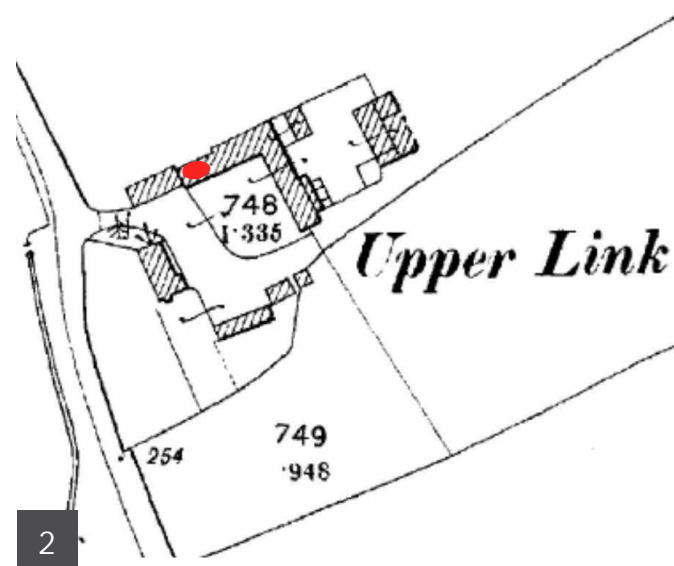
2.1 The Tithe map for St Mary Bourne c.1840 shows Bourne Court as a farmhouse facing the road with a garden area to the front and a relatively large L-plan range of farm buildings closing the north-west and north-east sides of the farmyard behind the house. The Cottage building is highlighted (Figure 1). The entrance to the farmyard was between the north gable of the farmhouse and the north-west range of farm buildings and south-east of the farmhouse were two smaller detached buildings. At this time the farmstead was detached from the built-up area of St Mary Bourne; the settlement did not extend south-eastwards beyond the road to Derrydown.

2.2 The Ordnance Survey map of 1872 (1st edition) shows the site described as Upper Link Farm and the layout mostly reflects that shown on the earlier Tithe map. The 2nd edition OS map of 1896 is largely similar but with the addition of new buildings to the north-east of the farmstead creating a small second yard area, and the addition of two small buildings on the south-east side of the yard (Figure 2 - Cottage with red dot).

2.3 The Ordnance Survey map of 1910 shows some alterations to the property, with a new access track made to the farmstead buildings, running adjacent to the north-west elevation of the north-west range of buildings of the farmyard (Figure 3). This lane runs past the Cottage.

At the time of this map, the site is now identified as Bourne Court. Previous Heritage Statements for this site produced by Forum Heritage Services concluded it is likely that this re-naming of the farm was associated with its gentrification and the remodelling or rebuilding of the main house in a Vernacular Revival style.

After 1910, further extensions and amendments were made to the main house and then more recently under previous ownership.



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Fig 1: Tithe map for St Mary Bourne (1840)
Fig 2: Ordnance Survey map (1872 - 1st edition)
Fig 3: Ordnance Survey map (1910)

3.0 RECENT HISTORY

3.1 Bourne Court was originally part of a 32-acre estate with agricultural farmland, before being divided up in recent years and sold off separately. The Sherbourne Developments Group Ltd have created a replacement dwelling to the north of Bourne Court (19/01963/FUL) and included the demolition of 6no. historic and modern agricultural buildings adjoining the Bourne Court Cottage to the north-east. These works have been completed at the time of writing. This Application also sought to classify the Cottage as 'ancillary use' to serve the Main House at Bourne Court, despite the Cottage being used a residence until 2019.

A more recent Application (ref: 23/01956/FUL) sought to re-establish residential use of the property and gained approval in January 2024.

3.2 Bourne Court is now approximately 2.5 acres of land and consists of the Main House with an adjoining Annexe, Bourne Court Cottage with an adjoining Carport structure, and a separate Pool House. These buildings are all set amongst a sloping grassed site which also has a Tennis Court to the south-east corner. Amendments and extensions to the Main House were consented in 2023 (22/01901/HSE).

4.0 DESCRIPTION

4.1 Bourne Court Cottage is a modest two-storey building with its principal elevation facing south-east into the former farm yard area. The building has an asymmetric pitched roof form with a hip to the west side and a blank gable to the east, where the previous terrace of buildings would have continued the pitched roof form. Refer to images below for the the complete terrace from the access lane to the north, as shown on Google Maps July 2011, after the fire had occurred but before these buildings to the east had been demolished. The gable now consists of a timber clad infill where the adjoining buildings once stood.

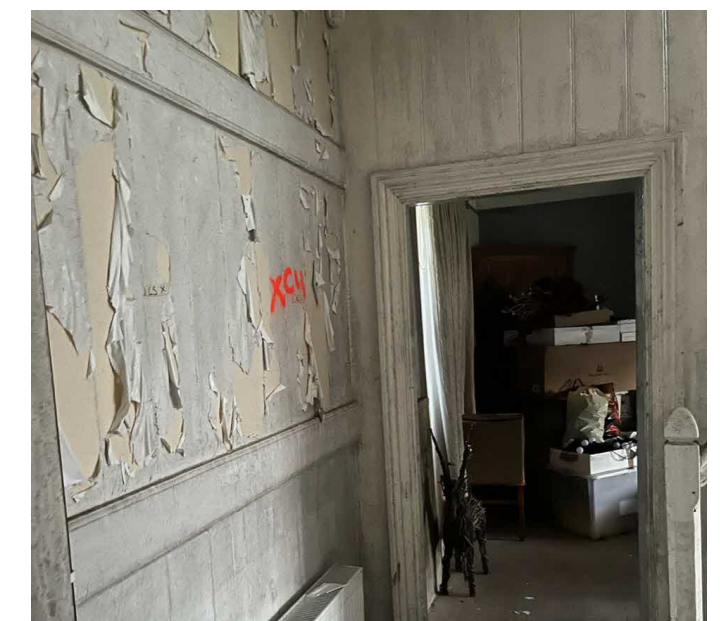
4.2 The Cottage is of rubble stone and red brick construction, with painted render finish. The red brick detailing is exposed as a feature around the doors and windows. The first-floor window on the East end of the front façade features a pronounced 'eyebrow dormer' above, with the central window having similar but with a much gentler curve to the roof profile. The first-floor casement windows on the rear facing the lane, have a square pitch dormer detail to both windows. Windows are a mix of timber casement and sliding sash types. Ground floor sash windows facing the main house have a pediment detail over and the entrance door has a simple projecting canopy.

4.3 The interior of the Cottage is relatively plain and has suffered from damp and water ingress over a long period. Certain traditional features such as architraves remain (see photos), interspersed with more modern doors, fixtures and fittings. The building clearly requires an overhaul internally (re-plastering, flooring, redecoration, etc)

4.4 Bourne Court Cottage has an adjoining single-storey, rustic timber-frame and masonry car port structure consisting of 5 bays. These also face the Main House and some of which have a garage door frontage, whereas others are open. The roof is a large, pitched form with clay tiles matching the adjacent buildings.

4.5 The grounds of Bourne Court are defined along its south-west boundary by a tall flint wall and a substantial hedge. The lane running along the north side of the Cottage runs north-east from the main road running through St Mary Bourne and is private access to the new dwelling ('Danebury'), therefore this is not a public route. Hedgerow, planting, and mature trees obscure the view to the Cottage from the main road.

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5.0 POLICY & GUIDANCE BACKGROUND

Relevant Legislation

S.72 of the Planning (Listed Buildings & Conservation Areas Act) 1990 states that with respect to any buildings or land within a conservation area, in the exercise of relevant functions under the Planning Acts, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The statutory approach is reflected in EM11 of the Basingstoke & Deane Local Plan 2011-2029.

Policies

National Planning Policy Framework (July 2021) Section(s) 2, 12, and 16
 National Planning Practice Guidance (2014, updated 2019)
 Basingstoke and Deane Local Plan 2011-2029 Policies EM10 and EM11
 St Mary Bourne Neighbourhood Plan 2016-2029

Supplementary Planning Documents and Guidance

Design and Sustainability SPD (2018)
 St Mary Bourne and Stoke Conservation Area Appraisal (2003)
 Heritage SPD (2019)

5.1 Paragraph 193 of the NPPF states when considering the impact of development on the significance of a heritage asset, great weight should be given to its conservation whilst para. 190 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.

5.2 Paragraph 197 of the NPPF states; ‘The effect of an application on the significance of a non-designated heritage asset should be taken in account in determining the 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.’

5.3 Historic England’s Good Practice Advice in Planning Note 2 (March 2015) states that understanding the nature of significance is important for understanding the need for and best means of conservation. Understanding the extent of that significance leads to a better understanding of how adaptable a heritage asset may be and provides the essential guide as to how policies should be applied.

5.4 The site is within by the North Wessex Downs AONB, but it is not known to be affected by other national or local landscape designations (e.g. SPA, SAC, SINC or SSSI).

5.5 Policy SD1 provides a presumption in favour of sustainable development. The effect of this policy is that the Council will take a positive approach to reflect the presumption in favour of sustainable development contained in the NPPF.

Policy EM1 states that development will be permitted only where it can be demonstrated that the proposals are sympathetic to the character and visual quality of the area concerned and must respect, enhance and not be detrimental to the character or visual amenity of the landscape likely to be affected.

Policy P7 of St Mary Bourne Neighbourhood Plan states that new development must achieve a high standard of design that responds positively to its context. Development proposals should also complement the rural character of the area and the traditional building styles, forms and materials.

Policy SS6 –New Housing in the Countryside

Development proposals for new housing outside of Settlement Policy Boundaries should be:

- a) On ‘previously developed land’, provided that:*
 - i) They do not result in an isolated form of development;*
 - ii) The site is not of high environmental value; and*
 - iii) The proposed use and scale of development is appropriate to the site’s context; or*
 - b) For a rural exception site for affordable housing;*
 - c) For the re-use of a redundant or disused permanent building provided that the proposal:*
 - iv) Does not require substantial rebuilding, extension or alteration; and*
 - v) Does not result in the requirement for another building to fulfil the function of the building being converted; and*
 - vi) Leads to an enhancement to the immediate setting; or*
 - d) For a replacement dwelling that is not temporary in nature, or an extension to an existing dwelling provided:*
 - vii) The size of the proposal would be appropriate to the plot; and*
 - viii) It would not be significantly visually intrusive in the landscape; or*
 - e) Small scale residential proposals of a scale and type that meet a locally agreed need provided:*
 - ix) It is well related to the existing settlement and would not result in an isolated form of development; and*
 - x) The development will respect the qualities of the local landscape and be sympathetic to its character and visual quality; and*
 - xi) The development will respect and relate to the character, form and appearance of surrounding development, and respect the amenities of the residents of neighbouring properties; or*
 - f) For a new dwelling linked to an existing and viable agricultural, forestry, horse breeding and training, livery or equivalent rural business, where it can be shown:*
 - xii) There is an essential need for the occupant to be on site at any time during any 24 hour period; and*
 - xiii) No alternative suitable accommodation is available in the locality; and*
 - xiv) The rural business linked to the proposed new building must have been viable for the previous three years; or*
 - g) Allocated for development in a Neighbourhood Plan which has been ‘made’ by Basingstoke and Deane Borough Council.*

Heritage SPD (2019)

‘Proposals for development requiring planning permission that could affect the significance of a non-designated heritage asset, including development within its setting, should demonstrate that they are informed by a thorough evaluation of significance.’

6.0 ASSESSMENT OF SIGNIFICANCE

Designations

6.1 Bourne Court lies within the St Mary Bourne Conservation Area as previously stated, and identified as a landmark building or point of interest. The Conservation Area was designated in 1985 and subject to an appraisal in 2003.

The map within the appraisal identifies Bourne Court, together with the majority of its farm buildings (many of which have now been demolished) as being notable buildings within the 'Area 5' of the Conservation Area. This means they are deemed to make a positive contribution to the character and appearance of the designated heritage asset.

Assessment of Significance

Key Issues

1. Impact on the setting and/or significance of a conservation area
2. Impact on the character or appearance of a conservation area
3. Impact on the setting and/or significance of a non-designated heritage asset/non-designated heritage assets
4. Design

6.2. The Conservation Area Appraisal describes this area as follows:

'The special appearance of this area is based on the long-range views to a few isolated groups of buildings, which punctuate the otherwise flat and uninterrupted floodplain of the river valley. The character is based on the farmed or natural appearance of the landscape, that dominates the buildings. (p 6)'

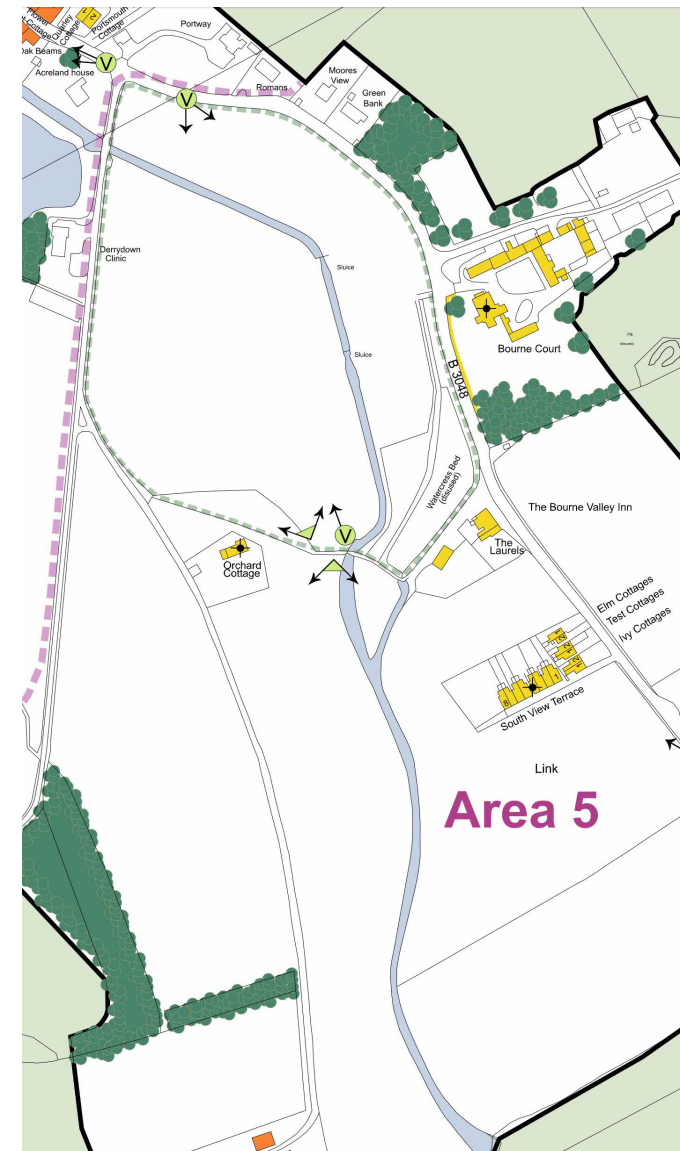
6.3. In the original layout, the sites would have been clearly identifiable as a farmstead. However, the demolition of the range of cottages, stables and cart sheds permitted in 2019 has essentially destroyed the form of the loose courtyard, and the legibility of the site as an historic farmstead. The various changes permitted to the Bourne

Court site over recent years mean the character and appearance of the Conservation Area has been reduced and it is doubtful whether the main house merits being regarded as a 'notable building'. The remaining Cottage building is not considered relevant in this respect.

Key Individual Buildings and Significant Groups 6.4. The special appearance of this area is characterised by long views to isolated buildings of simple character rising up from the valley floor. These include Derrydown Farm, South View Terrace, the Bourne Valley Inn and Orchard Cottage. (p 14).

6.5 Whilst not noted as a key individual building in the overview, the description of the buildings and groups in the character area refers to Bourne Court (although called Bourne House in the document). It is highlighted due to its vernacular revival character and its varied arrangement of roof slopes, plan form and architectural detailing which is said to create an interesting and picturesque focus for views across the conservation area, enhanced by a mature landscape setting.

6.6 It can be concluded that, given the scale and nature of the changes that have been permitted and have since taken place in and around Bourne Court, the 'Significance' of the Cottage building is considered to be minor, despite the age of the building.



St Mary Bourne Conservation Area Appraisal

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7.0 PROPOSALS & IMPACT ASSESSMENT

7.1 The current proposed refurbishment and extension to the Cottage is driven by the need to arrest the dilapidation and decay of this historic building. The poor thermal performance and poor condition of the existing building means it is inevitable that some interventions are required to secure the future of the building.

7.2 The main elements of the proposals relate to the north-east end of the existing Cottage building where there was previously a terrace of agricultural buildings and 2no. adjoining cottages (now demolished under Planning Application ref: 19/01963/FUL), as described previously.

7.3. This new structure will have vertical timber cladding to the walls which will create a stronger visual contrast and definition between the modern form is concealed at the rear of the building.

addition and the historic Cottage building. This approach is sympathetic to the treatment on the extension to the main house (Application 22/01901/HSE and 23/00996/ROC).

This area of the site cannot be seen from the public realm and so there will be no meaningful impact on the Conservation Area itself. This elevation cannot be seen from the public realm and cannot be considered as important in terms of the character and appearance of the Conservation Area. The material and form of the extension is 'agricultural'.

7.4 The proposed extension wraps around to extend the building line forward towards the private access lane to the north of the Cottage. However, despite being the proposed entrance to the Cottage, the 'principal' elevation faces the main house rather than the lane, therefore this

7.5 The proposals include slight modification of the site and low-level garden walls to improve access from the entrance driveway from the south to form external parking spaces.

7.6 Despite none of the trees on site having TPO's, all trees within the Conservation Area are protected and require an application to be made to Basingstoke and Deane Council prior to any tree works being carried out. No trees on site will be affected by the works to the Cottage. There are no important informal or designed views across the Application Site and the proposals would not result in the loss of any landscape features of particular note, including trees of townscape importance.

7.7 A summary of proposed changes and impact on significance is provided below. In accordance with the Heritage SPD (2019), it is considered the overall impact on the NDH significance is positive.

Impact on the setting of the St Mary Bourne Conservation Area

<i>Proposal</i>	<i>Impact on significance</i>	<i>Explanation of impact</i>
Refurbishment of Bourne Court Cottage		
General principles of this development	Positive	As the building is currently derelict it does not contribute positively to the setting of the Conservation Area (CA). Proposed alterations to bring the building back into beneficial use are positive.
Replacement or upgrade of existing timber windows	Very minor / None	Generally, the proposed upgrade and replacement of the existing timber windows is providing an aesthetically 'like for like' replacement, but with slimline double glazing. The timber windows will be of traditional construction otherwise, with 'true' glazing bars, and identical mouldings. These alterations will have very little or no impact on the setting of the CA.
Replacement of roof materials (to Cottage and car port)	Very minor / None	Generally, the proposed upgrade and replacement of the roof tiles is providing an aesthetically 'like for like' replacement. Insulation and other improvements to waterproof the roof will be internal and not visible externally. These works are necessary to secure the future of the historic building. These alterations will have very little or no impact on the setting of the CA.
Replacement of external render	Positive	Generally, the proposed repair and renewal of the render is providing an aesthetically 'like for like' replacement. These alterations will have a positive impact on the setting of the CA.
Addition of PV panels to the roof of the car port	Minor	The addition of PV panels onto traditional roofs will always be noticeable and could be considered 'out of keeping'. However, such systems are necessary for the running this building sustainably. As the Car Port roof faces the Main House at Bourne Court rather than outwards towards the site boundary, the PV panels will have very little or no impact on the setting of the CA.
Internal alterations	None	These alterations will have no impact on the setting of the CA.

8.0 CONCLUSION

8.1 Overall, Bourne Court is now a much-altered development, with several contemporary additions throughout the site. Its architectural value which resulted in it being identified as a 'notable building' is considered to have been significantly eroded by the works that have been occurring since 2010.

It is considered that Bourne Court Cottage is a building that makes a minimal contribution to the character and appearance of the Conservation Area, and the Main House cannot reasonably be considered to be a 'landmark'. Since the Conservation Area appraisal was undertaken, the farmstead setting of the house has been considerably eroded with the loss of the majority of the L-plan range of buildings that stood to the rear of the house, and a new large house built to the north, meaning that the historic farmstead origins of the house are no longer readily discernible.

8.2 It is considered that the proposed alterations to Bourne Court Cottage will not cause harm to the character or appearance of the St Mary Bourne Conservation Area as the majority of the proposed works will not be visible from the public realm. The limited glimpsed view east side of the Cottage means that the cladding of the proposed extension will be barely noticeable and will not represent a harmful change to character. It is considered that the timber cladding is in-keeping with the Consented extension to the main house and may be regarded as being positive changes to the aesthetics of the Cottage.

Given the condition of this building, and the diminished group value that has resulted from the loss of several buildings within the original complex, it is not considered that a modest extension to the Cottage building is harmful from a planning or conservation point of view.

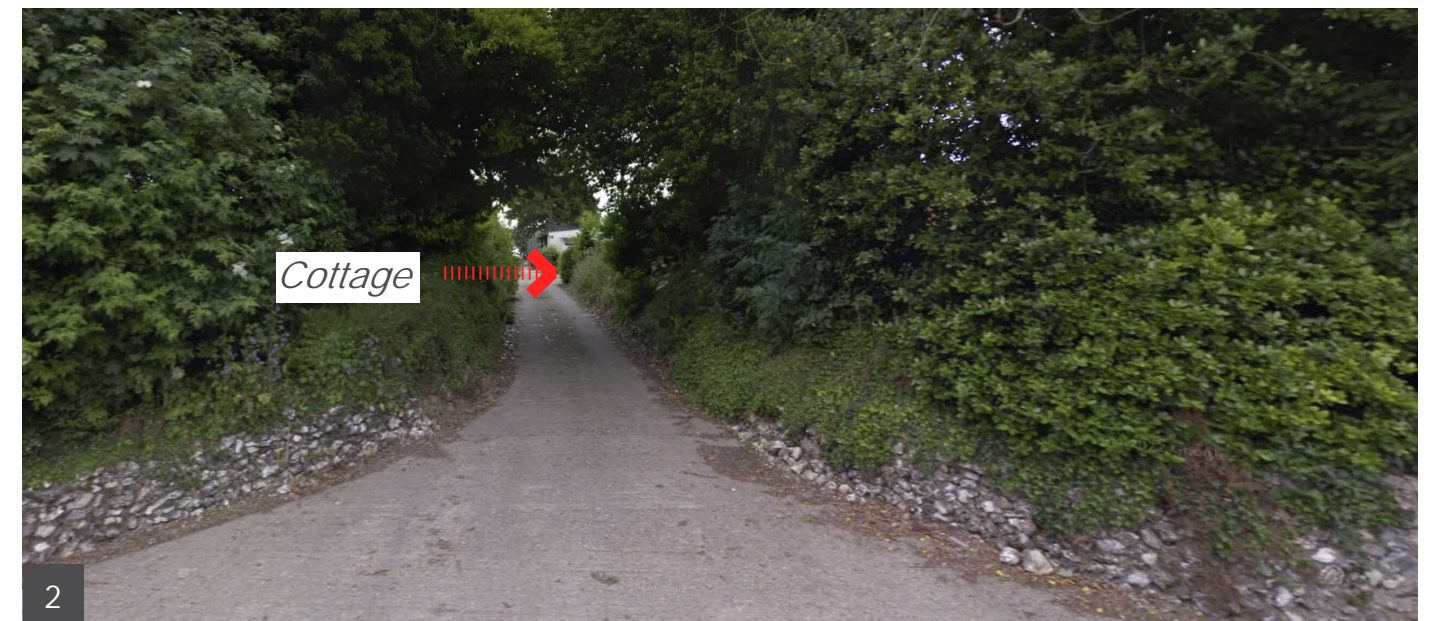
The proposed development will be of a high standard of design, and compliment what is already seen at Bourne Court. The scheme provides an opportunity to tidy up the site, and enhance the setting of Bourne Court, and this part of the Conservation Area.

8.3 In Conclusion, we see no divergence in the proposed development with the statutory duty in Section 72 of the Act, National Policy in the NPPF or Policy EM11 of the Basingstoke & Deane Local Plan 2011-2029 and conclude that the proposals application should be supported.

8.4 The Applicant has engaged with the Principal Conservation Officer at Basingstoke and Deane Borough Council. Pre-Application comments returned (05/02/2024) have been supportive of the Application and justification of the improvements proposed, concluding the Application was well considered and appropriate given the context.

Fig 1: Previous Cottage terrace (Google Maps)

Fig 2: View Up Private Lane from the B3048 - Cottage Not Visible (Google Maps)



Ferguson Mann Architects
6 King Street
Bristol
BS1 4EQ

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W www.fm-architects.co.uk