

WESTON CORBETT HOUSE – HERITAGE NOTE ON A PROPOSED PV ARRAY SCHEME

1.0 INTRODUCTION

1.1 Purpose

- 1.1.1 This Heritage Note has been prepared by JP Heritage on behalf of the applicant to inform a proposed PV array scheme on land to the north-east of Weston Corbett House. Weston Corbett House is a Grade II listed building located within the Weston Corbett and Weston Patrick Conservation Area.

1.2 Heritage designations – listed buildings



Figure 1: Front elevation of Weston Corbett House

- 1.2.1 Weston Corbett House was added to the statutory *List of Buildings of Architectural or Historic Interest* at Grade II on 26th April 1957. The listing was amended on 17th October 1984. The list description reads as follows:

1720, and late C19. Symmetrical front (east) of 2 storeys, attic and cellar; 5 windows. Steep tile roof with leaded hips, fully-moulded modillion cornice, 3 dormers (of the late C19) with small gables above the middle of the 3-light casements; rainwater head dated 1720. Red brick walling in Flemish bond, rubbed flat arches, first-floor band, high plinth. Victorian sashes. The tall doorway has a moulded flat canopy on double-scroll brackets, the frame containing a fanlight, ½-glazed doors, all above moulded stone steps. The lower rear unit has been raised and widened in the late C19, with 3 gables above an older wall. Within, the house has a fine panelled room, with a fireplace surround, of the original period.

1.3 Heritage designations – Conservation Area



Figure 2: Extract from the Weston Corbett Conservation Area Appraisal map (B&DBC)

- 1.3.1 The Weston Corbett Conservation Area Appraisal map shows Weston Corbett House with the land to the south and east defined as an *Open Area of Villagescape Significance*. The trees along the south-east boundary along Weston Road are defined as *Trees of Townscape Significance*. Clusters of trees in the garden to the south-east of the house and along the margins of the *Open Area of Villagescape Significance* are also shown as *Trees of Townscape Significance*. The map also includes viewpoints and vistas. These include viewpoints towards Weston Corbett House from the north-west and viewpoints looking south and east from Weston Road. None of these viewpoints or vistas include the area to the north-east of Weston Corbett House where the PV Array is proposed.

1.4 References in the Hampshire Historic Environment Record

- 1.4.1 The Hampshire Historic Environment Record (HER) does not include any information in addition to the listing description for Weston Corbett House. The Hampshire HER does include references to the boundary wall and outbuildings as follows:

HER ID: 51301, Boundary Wall of Weston Corbett House

Predominantly brick wall with flint plinth and half round coping. Over 2m high on outer face where plinth is quite high.

HER ID: 51298, Store at Weston Corbett House

C19 flint and brick store. 4-light casements and vertically boarded doors. One storey.

HER ID: 51297, Barn at Weston Corbett House

Barn. C19. Flint panels with brick bands, half hipped slate roof. 2 4-light casements and 2 loft doors on front elevation.

HER ID: 51322, Garage at Weston Corbett House

Small single storey garage. Brick tile roof. Double doors.



Figure 3: Boundary wall at Weston Corbett House



Figure 4: Store at Weston Corbett House



Figure 5: Barn at Weston Corbett House



Figure 6: Garage at Weston Corbett

2.0 DESCRIPTION AND SIGNIFICANCE OF WESTON CORBETT HOUSE

2.1 Historic map regression

- 2.1.1 An estate map of Weston Corbett (1846) entitled *Weston Corbett Estate. Hampshire. The Property of George Green Esquire. Surveyed by Thomas Wilson 1846* shows the layout of Weston Corbett House and garden running down to Weston Road, a courtyard layout of farm buildings to the north-east and a orchards to the east (site of the proposed PV array) and south-west.



Figure 7: Extract from an estate map of Weston Corbett (1846)

- 2.1.2 The 1st edition of the Ordnance Survey map (1871-73) shows very little change to the layout and footprints of the house and working buildings at Weston Corbett House. The garden is clearly defined on the south-east side of the house and orchards to the east and south-west.

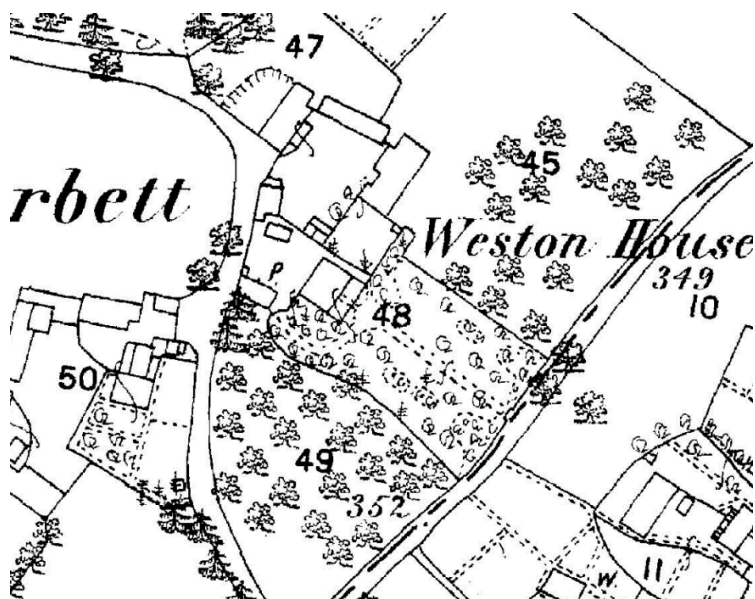


Figure 8: Extract from the 1st edition of the Ordnance Survey map (1871-73)

- 2.1.3 The 2nd edition of the Ordnance Survey map (1896) shows that access arrangements had been changed with a new drive across the former orchard to the south-west. Boundaries to the field containing an orchard to the east were also changed by this time.



Figure 9: Extract from the 2nd edition of the Ordnance Survey map (1896)

- 2.1.4 The 3rd edition of the Ordnance Survey map (1910) shows a number of changes to the courtyard group of farm buildings. This includes the demolition of the barn on the north-west side of the yard and its replacement with the current building and pig sties on the north-east side (demolished). The field to the east, presumably still an orchard, retained its wavy south-west boundary at this time.



Figure 10: Extract from the 3rd edition of the Ordnance Survey map (1910)

2.2 Assessment of the significance of the heritage asset

- 2.2.1 Weston Corbett House was built in the 18th century and extended in the late 19th and 20th centuries. The principal elevation faces south-east across a garden which leads down to Weston Road. The listed building therefore faces away from the proposed site of the PV array. Historic maps show that there was a large barn (demolished) on the north-eastern side of the house. The position of this demolished barn suggests that views north-eastwards from the house were not an important part of the design. Indeed, the barn would have contained views on this side of the house. Extensions were built on the north-east side of the house during the course of the 20th century. These have obscured a visual connection between the 18th century house and the land to the north-east.

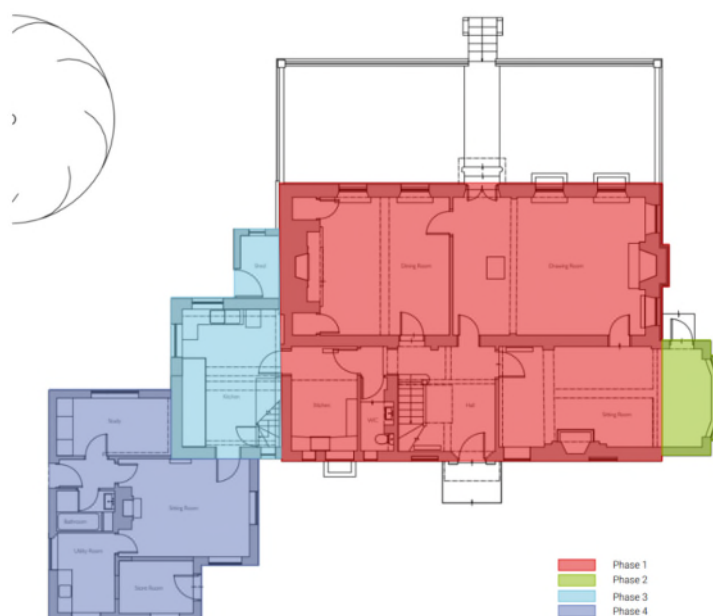


Figure 11: Suggested ground floor phase plan

- 2.2.2 The land to the north-east of Weston Corbett House is bounded by heges on the north-west and south-west sides and by mature trees to the north-east and south-east. The land contains a number of fruit trees. The flint and brick barn lies nearby to the north-west corner of the enclosed area of land.
- 2.2.3 The Weston Corbett Conservation Area Appraisal doesn't include any views across the area proposed for a PV array. The land to the north-east of Weston Corbett House is visible from the north-east side of the house, which is characterised by 20th century extensions. This view looking north-eastwards from the listed building includes the flint and brick barn. There is a footpath to the north-east from which there are filtered views towards Weston Corbett House. There is no inter-visibility with the flint and brick barn in this view. The south-east boundary includes mature trees and a high hedgerow that masks views across the land to the north-east of Weston Corbett House.



Figure 12: View looking north-east across the proposed PV array site



Figure 13: View across the proposed PV array site towards Weston Corbett House from the footpath to the north-east



Figure 14: South-east boundary of Weston Corbett House along Weston Road

3.0 HERITAGE IMPACT ASSESSMENT

3.1 Proposals

- 3.1.1 The proposed scheme for a PV array that would be located on land to the north-east of Weston Corbett House.

3.2 Heritage Impact Assessment

- 3.2.1 The proposed PV array would be positioned on the north-west side of the area of land that lies on the north-east side of Weston Corbett House. The area covered by the PV array would be small and, as such, the visual impacts on the character of the land to the north-east of the house and the setting of the listed building would be negligible. The visual impact would be further reduced by the low profile of the proposed PV array.
- 3.2.2 Views across the land to the north-east of Weston Corbett from Weston Road are screened by mature trees and hedging. The footpath to the north-east is some distance from the proposed PV array site and views are filtered by trees. The visual impacts on the *Open Area of Villagescape Significance* and its contribution to the character and appearance of the Weston Corbett Conservation Area would therefore be negligible.
- 3.2.3 The proposed PV array would be positioned to the east of the flint and brick barn and, as such, would not encroach upon the former courtyard area or on views of the front elevation of the barn, which faces south-westwards into the area that was originally the farmyard. The proposed PV array would therefore occupy a discreet position set back from the heritage assets. The proposed PV array would not impact on the inter-visibility between the main house and the associated outbuildings.

4.0 CONCLUSIONS

- 4.1 This Heritage Note provides an assessment of the historic development and significance of the heritage assets and assesses the impacts of the proposed alterations on the significance of the listed building. As such, it is considered that this Heritage Statement meets the requirements set out in paragraph 194 of the NPPF and local planning policy and provides sufficient information regarding the built heritage.

- 4.2 The proposed installation of a PV array on land to the north-east of Weston Corbett House would have negligible impacts on the setting of the listed building and associated heritage assets, as experienced through views, and on the character and appearance of the Weston Corbett Conservation Area. As such, it is considered that the proposed scheme is sympathetic to the heritage values and significance of the listed building and its setting and therefore complies with the NPPF and Basingstoke and Deane Local Plan policies.

Jamie Preston

6th November 2023