

THE GRANARIES, FORDINGBRIDGE, HAMPSHIRE

Heritage Statement



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**THE GRANARIES,
FORDINGBRIDGE, HAMPSHIRE**

Heritage Statement

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1.0 INTRODUCTION

1.1 The Granaries is a residential dwelling formed from two converted farm buildings - a barn and a cart shed with granary over originally forming part of Fryern Court Farm, Fordingbridge, Hampshire. Both of these buildings are listed at Grade II. The owner of the property is seeking permission to make some alterations to the cart shed and granary element of the property requiring listed building consent.

1.2 Forum Heritage Services has been commissioned to make an assessment of the heritage significance of the former cart shed and granary and the potential impact of the proposals upon that significance and to prepare a Heritage Statement in accordance with the National Planning Policy Framework (NPPF). Bob Edwards BSc (Hons) PG Dip. IHBC MCIfA, Director of Forum Heritage Services, visited the property in January 2024 and subsequently prepared this report.

1.3 This report will present:

- A brief background to the site
- A description of the cart shed and granary (the barn is not assessed as no changes are proposed to that building)
- Policy and guidance background
- An assessment of the significance of the listed building following Historic England's *Statements of Heritage Significance Assessing Significance in Heritage Assets* (Historic England Advice Note 12, 2019)
- An assessment of the potential impact of the proposals upon the significance of the listed building
- Conclusions

2.0 BACKGROUND

- 2.1 Fryern Court is believed to have originated as a friary for Beaulieu Abbey which was built between 1450 and the early 1500s and enlarged in the 18th century. By 1861 Sir Edward Hulse of Breamore owned the house and farm leasing them out. The property remained part of the Breamore Estate until 1919 when the house and the farm were sold as separate lots and the ownership was divided (Hampshire Gardens Trust).
- 2.2 The earliest map showing Fryern Court is the Fordingbridge Tithe map of 1840 (Figure 1). This shows the farmstead with a long range to the south side of the yard attached to the house, a L-plan range to the west and north sides of the yard, and a detached building to the east north of the house. The L-plan range, on the site of the present barn and granary and cart shed of The Granaries consisted of a narrow range on the west and a wider range to the north – building sizes that do not correspond to the present buildings. These buildings are also shown as being fully linked whereas the present buildings are set corner to corner.
- 2.3 The 1909 edition of the Ordnance Survey 25" map of 1909 shows the buildings attached corner to corner, with lean to elements on the east side of the barn (Figure 2). The cart shed and granary is shown with a division at its east end.



Figure 1 Fryern Court as shown on the Fordingbridge Tithe map, c.1840 with position of the granary and cart shed circled. © HRO



Figure 2 Ordnance Survey 3rd edition 25" map, 1909. © HRO

2.4 The farm buildings now forming The Granaries was added to the *List of Buildings of Special Architectural or Historic Interest* at Grade II in 1984. These buildings are described in the *List* as:

Cartshed and granary. Early C19. Brick walls, front timber-frame, slate clad, slate roof. Cartshed with granary over, 5 bay, 2 storey. Elevation facing away from yard has open front to 4 bays with posts between bays, brick bay to LH. On 1st floor 2 boarded doors and 3 small windows below eaves. Other side blank apart from small windows below eaves. Roof hipped. Inside granary retains C19 grain crusher and timber hoppers.

Barn. C17. Timber-frame with brick infill painted, part weatherboarded, old plain tile roof. 8 bay barn with on yard side LH of centre hip-roofed weatherboarded midstrey porch. In front, other bays have C19 brick and slate lean-tos. Roof half-hipped to RH, hipped to LH. Inside queen-post roof.

2.5 The barn and granary and cart shed were converted to residential use in 1989 (89/NFDC/42399/LBC).

3.0 DESCRIPTION

- 3.1 The former cart shed and granary is a two-storey building with brick walling to the ground floor apart from the four-bay cart shed (Figures 3 and 4). The brickwork is laid in Flemish garden wall bond to the eastern end but English garden wall bond to the west gable. The upper storey is clad with slate hanging under a hipped slate roof. The front elevation has two former loading doors and three small ventilation openings, all now glazed. The former cart shed bays have also been glazed.



Figure 3 The cart shed and granary, north and east elevations.



Figure 4 The west gable of the cart shed and granary with the north gable of the linked barn to the right.

3.2 Internally, the cart shed element has been subdivided with a room formed in the western bay and a corridor has been inserted along the rear parts of the four bays to give access between an entrance hall to the west and a room within the closed bay at the east end (Figures 5 – 7). The floor of the cart shed element is of modern ‘crazy paving’ stone and the ceiling is of plasterboard leaving only the cross-frames between the bays exposed.



Figure 5 Interior of the cart shed element, looking east.



Figure 6 Interior of the cart shed element, looking west.



Figure 7 The corridor running along the rear of the cart shed element, looking east.

- 3.3 At first floor level the space has been sub-divided to form bedrooms and a bathroom with a linking corridor running along the inside of the front wall. All finishes are modern and the building has lost most of its historic character. The grain crusher and timber hoppers mentioned in the list description have been lost.
- 3.4 The roof structure, consisting of king-post trusses is exposed in several spaces including the bedroom at the east end of the building where the studwork of the upper part of the walling is visible (Figure 8). The construction of the building, with the braces up to the tie beams being notched and nailed rather than mortice and tenon joints indicates an inferior level of carpentry (Figure 9).
- 3.5 Within the smaller central bedroom there is a mezzanine level accessed by a modern staircase (Figure 10).



Figure 8 The bedroom at the east end of the upper floor showing the studwork to the walls and king post roof truss.



Figure 9 Detail of the joint between the tie beam, brace and principal rafter showing the lack of pegged joints, the brace being notched and nailed to the tie beam.



Figure 10 Modern stair within a bedroom at first floor level serving a mezzanine floor.

4.0 POLICY & GUIDANCE BACKGROUND

- 4.1 The Planning (Listed Building and Conservation Areas) Act 1990 sets out the statutory approach to the management of historic buildings and areas and requires special regard to be given to the desirability of preserving a listed building and any features of architectural or historic interest it possesses, and its setting, under Section 66 – a matter the Courts have held should be afforded considerable importance and weight.
- 4.2 The statutory approach is reflected in Policy CS3 of the New Forest District (Outside the National Park) Core Strategy, 2009 and Policy DM1 of the New Forest Local Plan Part 2, 2014.
- 4.3 Paragraph 199 of the National Planning Policy Framework 2023 (NPPF) says when considering the impact of development on the significance of a listed building, great weight should be given to its conservation whilst para. 195 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.
- 4.4 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. The following descriptive appraisal will evaluate the building against Historic England's criteria for heritage values set out in *Statements of Heritage Significance Assessing Significance in Heritage Assets* (Historic England Advice Note 12, 2019):

Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest

These are interests in the design and general aesthetics of a place. They can rise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and the creation of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- 4.5 The selection of buildings for addition to the statutory *List of Buildings of Special Architectural or Historic Interest* is informed by a set of criteria set out in the revised *Principles of Selection for Listing Buildings*, (DCMS, 2018). These criteria have also been considered in this assessment.

5.0 ASSESSMENT OF SIGNIFICANCE

Designations

- 5.1 The cart shed and granary at Fryern Court, now forming part of The Granaries, is a Grade II listed building and so has been identified as a building of significance in a national context

Assessment of Significance

Archaeological interest

- 5.2 The Tithe map of 1840 shows a slightly different arrangement to the present layout, with the north and west ranges fully linked to form a L-plan range whereas the existing buildings are detached with a small link at the corners. The west range is shown as being narrower than the barn, and the north range. The map evidence suggests that the cart shed and granary may be mid-19th century in date rather than early 19th century, which is relevant in terms of the date ranges used in the selection of listed buildings.

- 5.3 As a simple, functional building of 19th century date that provided largely open-fronted storage space at ground floor level and a large single storage space at first floor level, the potential for the fabric of the building to add to the understanding of its function and date is minimal and the building does not merit further expert investigation or analysis into its fabric. Therefore, the archaeological interest of this building is low.

Architectural interest

- 5.4 The cart shed and granary building is a former farm building of standard design for the 19th century and has limited architectural interest in terms of its design aesthetic. The original function of the building remains evident externally with the open bays to the cart shed being glazed, the granary loading doors small ventilation window openings being unaltered. Although Fryern Court was a relatively high-status farmstead, by the 19th century it was a tenanted farm. Clearly it had some investment being made in the buildings, but the buildings added at this date were not of the architectural quality that may be found on, for example, a Home Farm: they are plain, functional buildings and the cart shed and granary building does

not sit within a single-phase group buildings where a farmstead owned an estate may have been redesigned to fit up to date agricultural processes for farmstead layouts.

- 5.5 Internally, the building has been considerably altered, particularly at first floor level which has impacted upon the architectural interest of the building, reducing the significance from the level it was at the date of listing. The 'crazy-paving' floor of the cart shed is inappropriate and is a negative feature of the building. The significance has been further reduced through the loss of features such as the timber hoppers and the grain crusher which would have formed part of the special interest as a relatively rare and unusual features. It is assessed that the architectural interest of the building is now at the low end of medium and primarily relates to its external form and character.

Historic interest

- 5.6 The cart shed and granary forms part of a traditional farmstead group and so has illustrative historic interest as part of the group of historic buildings which include Fryern Court, the linked barn and a further small barn and granary.
- 5.7 The retains illustrative historic interest in that its original functions can be understood from its external character. Internally, at ground floor level the cart shed function remains readable due to the large, glazed openings. At first floor level, the granary function has been largely erased through the subdivision and the extent of modern finishes. It is assessed at the illustrative historic interest of this building is medium, largely due to its external appearance.

Summary of significance

- 5.8 The former cart shed and granary has been converted to residential since designation as a listed building. The conversion was sensitive to the external character of the building with few new openings formed. Internally, the building has lost much of its character, particularly at first floor level.

6.0 PROPOSALS & ASSESSMENT OF IMPACT

- 6.1 At ground floor level the main aspect of the proposals is the subdivision of the three bays of the cart shed element to form a bedroom in one bay with the existing bathroom occupying part of the fourth, western bay being the ensuite bathroom. A new door will be formed within the modern stud partition wall between the room and the corridor which will not impact upon historic fabric. The proposed partition will lie on the line of the post between bays and will have no impact upon the external character of the building and, whilst the proposal will further subdivide the original four-bay cart shed, it is considered that this space has been altered to such a degree that a further partition will not harm the significance of the listed building. The partition is also a reversible feature that will have no impact on historic fabric.
- 6.2 It is proposed to alter the doors to the glazed the bays of the cart shed so that they open outwards rather than inwards. These are modern doors of no interest, and the proposal will not harm the listed building.
- 6.3 At first floor level it is proposed to create a master bedroom suite from the three rooms at this level, removing the partition between the bathroom and dressing room to the west of the master bedroom and also removing the stairs to the mezzanine within the small bedroom which will form a new dressing room. The partitions affected and the staircase are modern and do not contribute to the special interest of listed building and their removal will have no impact upon the significance of the cart shed and granary.
- 6.4 It is proposed to install gutters and downpipes to the granary and cart shed range. Although many traditional farm buildings were not provided with rainwater goods when built, buildings of 19th century date such as the granary and cart shed were sometimes provided with rainwater goods and so the addition to the building will not harm the character of the building. The proposed gutters will be carried with metal brackets attached to the sides of the rafters and so there will be no alteration to the eaves detailing. Additionally, with the conversion of the building, the ground surface to the front of the building is now a hard path so water from the roof splashes against the elevation, leading to dampness and decay of the timber. With the increased heavy rain that is now being experienced, the provision of suitable rainwater goods represents good management of the building and any very minor change in appearance will be off-set by the benefit to the fabric of the listed building.

7.0 CONCLUSION

7.1 It is considered that the proposed alterations to the former cart shed and granary forming part of The Granaries will not cause harm to the significance or 'special architectural or historic interest' of the designated heritage asset. This interest primarily relates to the external character of the building which will not be impacted by the current proposals.

7.2 Accordingly, I can find no conflict in the proposed development with the statutory duty in Section 66 of the Act, National Policy in the NPPF or Policy CS3 of the New Forest District (Outside the National Park) Core Strategy, 2009 and Policy DM1 of the New Forest Local Plan Part 2, 2014 and conclude that the application should be allowed.