

**NEW FARMHOUSE,  
NEW FARM,  
WEST LANE,  
BRADING, SANDOWN  
PO36 0JG**



## **HERITAGE STATEMENT**

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## HERITAGE STATEMENT

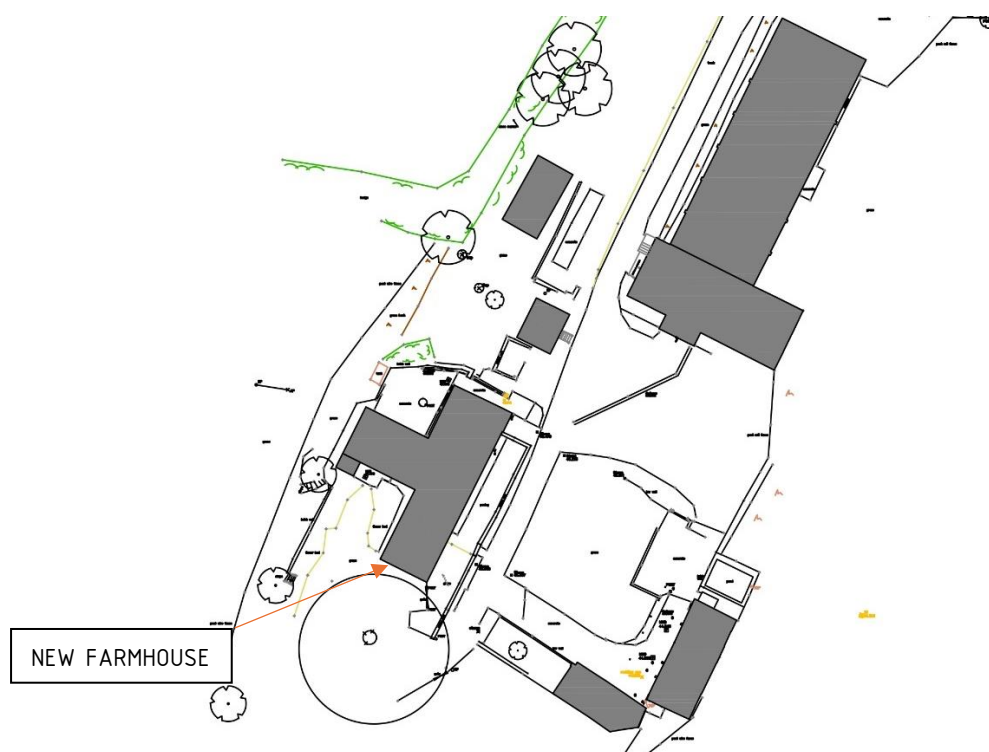
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## HERITAGE STATEMENT

### 1. INTRODUCTION & 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, New Farmhouse, New Farm. This statement outlines proposals, with reference to the appropriate site designations, heritage assets and impact upon the heritage assets.
- 1.2 The proposal is for works to extend and alter the first-floor layout of the Farmhouse, upgrading the existing services with considered and sympathetic interventions.
- 1.3 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.
- 1.4 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: SITE PLAN



### 2 LISTING & BUILDING DESCRIPTION

- 2.1 Located off from West Lane, New Farm sits within the Area of Outstanding Natural Beauty just outside of Brading. The main area of New Farm in which buildings lie is approx. 6 acres however the ownership boundary extends either side of West Lane.

- 2.2 The site is not within the Brading Conservation Area nor within the Historic Park and Garden of Nunwell albeit abuts the Historic Park/Garden to East, South and West.
- 2.3 Within the New Farm ownership boundary are three Listed buildings, a Farmhouse, Granary and Barn. This application relates to the Farmhouse but notes to the Granary and Barn given the proximity of the three and wider existing agricultural setting of the site.
- 2.4 New Farm comprises of 10 buildings: one farmhouse, five barns, one Granary, one garage/outbuilding one outbuildings and a converted stable building. Many of the buildings are formed of red brick in various bonds with and either red tile or corrugated roofs. Isle of Wight stone features on one outbuilding with the agricultural barns to the north of the site
- 2.5 There are two entrances located off from West Lane serving New Farm with the eastern access predominantly used given its greater visibility and wider design.
- 2.6 Within New Farm, the Granary 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 Granary 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 Granary.

FIG 2: LISTED BUILDING MAP OF NEW FARM (SOURCE - HERITAGE ENGLAND) FIG 3: PHOTO OF NEW FARM



## 2.7 FARMHOUSE HERITAGE PARTICULARS:

- 2.7.1 HERITAGE CATEGORY: Listed Building
- 2.7.2 GRADE: II
- 2.7.3 LIST ENTRY NUMBER: 1291343
- 2.7.4 DATE FIRST LISTED: 14-Feb-1992
- 2.7.5 LIST ENTRY NAME: New Farmhouse
- 2.7.6 STATUTORY ADDRESS: New Farmhouse, West Lane
- 2.7.7 DISTRICT: Isle of Wight
- 2.7.8 PARISH: Brading
- 2.7.9 NATIONAL GRID REFERENCE: SZ 59721 87788
- 2.7.10 LISTING NGR: SZ5975387806



## 2.8 FARMHOUSE LISTING DESCRIPTION:

- 2.8.1 *"Farmhouse. Late C18 extended by one bay in early C19 and re-fenestrated in C20. Red brick and grey headers in diaper patterned Flemish bond. Tiled roof with 3 brick chimneystacks. T-shaped building of 2 storeys; 4 windows to main front and 3 windows to T wing. 4 modern mainly top opening casements to 1st floor. Ground floor has 3 triple casements with cambered head linings. Off central doorcase with flat wooden hood on brackets and half-glazed wooden door. Early C19 brick and tiled lean-to extension to right-hand side. Interior has stick staircase with turned newel post."*
- 2.9 New Farmhouse is a detached two-storey building with two, single storey structures on the north and south of the dwelling. Orientated with its front elevation to the East, the plan is set in an off-centre T-shape.
- 2.10 The ground floor is entered via the south-east elevation under a timber porch which is noted in the Listing. Upon entering, the small hallway contains the staircase to the FF and under stair storage with a reception room including a fireplace to the left. To the right, two evenly proportioned reception rooms complete the front elevation, both with large fireplaces present, connecting to the western wing of the dwelling. From these two reception rooms, the more working spaces of the dwelling are located with the kitchen, a pantry, a small WC, and utility space completing the main house floor plan. A small lean-to wraps the northern corner of the dwelling serving as external storage space and a boot room/entrance area with access to northern most reception room. An additional lean-to is located to south-west of the dwelling which is accessed via an external door.
- 2.11 On the first floor, there are six bedrooms, two bathrooms. Four of the bedrooms occupy the north-south wing of the dwelling with windows on the front elevation. Two bedrooms are located within the west wing of the property however one bedroom with dimensions of just over 2.2m x 1.8m isn't functional for a full-sized single bed.
- 2.12 The dwelling maintains a sense of symmetry on its front elevation on north-west elevation most notably with window sizes following a similar size and positioning, and the location of the four chimney stacks.
- 2.13 The materials of the dwelling a largely red brick with areas of grey brick in a diaper patterned Flemish bond. The roof is a red clay tile with painted timber fascia's and soffit's. The southern wall has been rendered with a concrete render, likely as a result of its more exposed positioning to the weather.
- 2.14 At present the painted timber windows are of an inconsistent style however there is an LBC application being considered by the LPA for the replacement of the windows with a more unified style under the reference number 22/01933/LBC. The proposed elevations show the unified elevations under this application and 22/01933/LBC.

FIG 4: FRONT ELEVATION, FARMHOUSE



FIG 5: REAR/SIDE ELEVATION, FARMHOUSE





FIG 6: SIDE ELEVATION, FARMHOUSE



FIG 7: LEAN-TO FARMHOUSE



FIG 8: SIDE ELEVATION, FARMHOUSE



FIG 9: LEAN-TO FARMHOUSE



FIG 10: LEAN-TO, FARMHOUSE



FIG 11: FRONT & SIDE ELEVATION FARMHOUSE



FIG 12: GROUND FLOOR PLAN

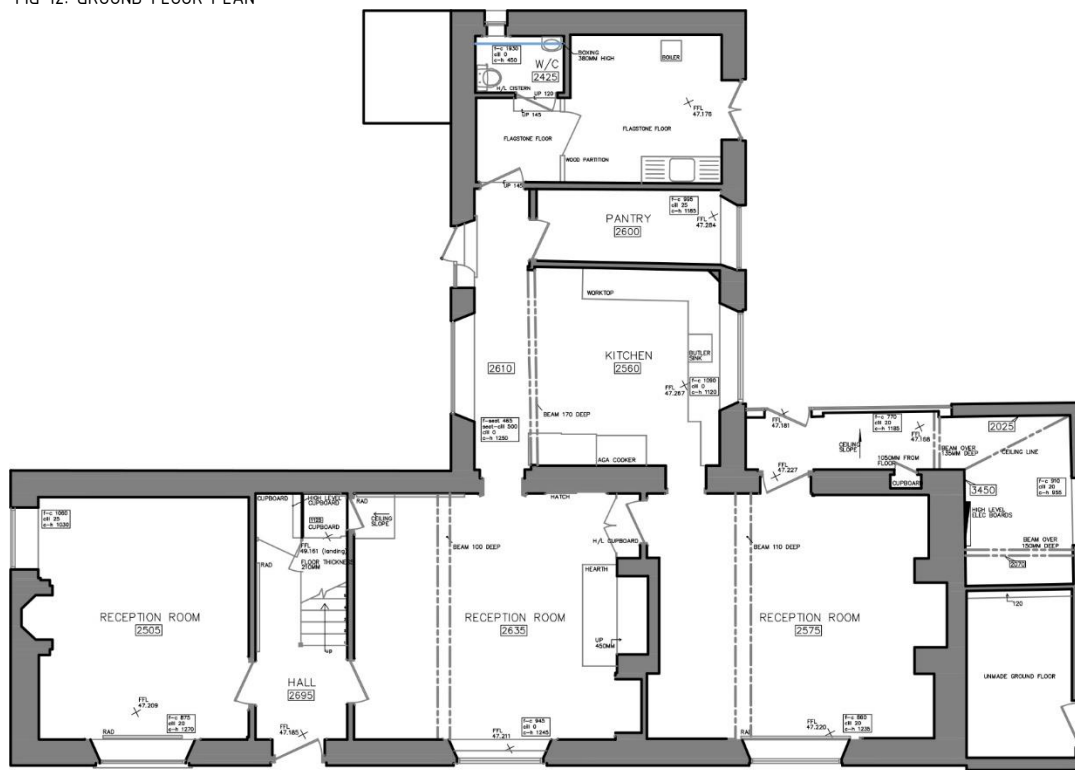
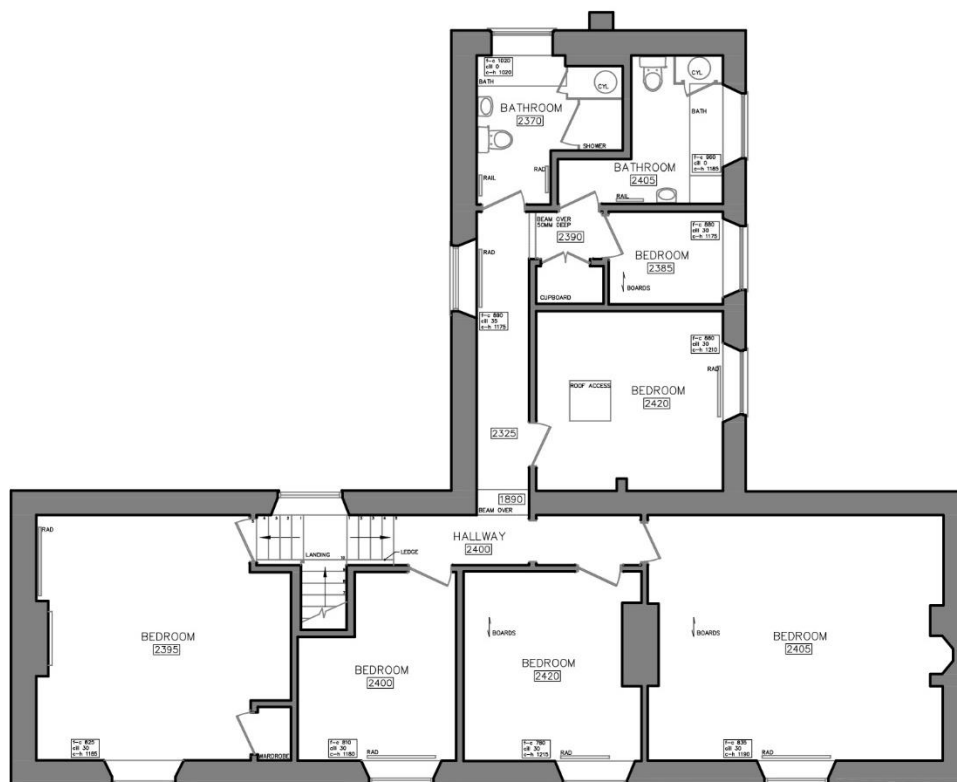


FIG 13: FIRST FLOOR PLAN





**2.15 NEW FARM: GRANARY HERITAGE PARTICULARS:**

- 2.15.1 HERITAGE CATEGORY: Listed Building
- 2.15.2 GRADE: II
- 2.15.3 LIST ENTRY NUMBER: 1034366
- 2.15.4 DATE FIRST LISTED: 14-Feb-1992
- 2.15.5 LIST ENTRY NAME: Granary at New Farmhouse
- 2.15.6 STATUTORY ADDRESS: Granary at New Farmhouse, West Lane
- 2.15.7 DISTRICT: Isle of Wight
- 2.15.8 PARISH: Brading
- 2.15.9 NATIONAL GRID REFERENCE: SZ 59731 87817
- 2.15.10 LISTING NGR: SZ5973587819

**2.16 GRANARY LISTING DESCRIPTION:**

- 2.16.1 *"Granary. Early C19. Red brick in Flemish bond on wooden base and mushroom-shaped staddle stones. Roof now covered with asbestos tiles. Cambered doorcase with plank door and flight of 5 steps. Modern casement window to left side. 4 x 3 bays. Included for group value."*

FIG 14: GRANARY &amp; FARMHOUSE RELATIONSHIP



FIG 15: GRANARY



FIG 16: GRANARY



FIG 17: GRANARY





**2.17 NEW FARM: BARN HERITAGE PARTICULARS:**

- 2.17.1 HERITAGE CATEGORY: Listed Building
- 2.17.2 GRADE: II
- 2.17.3 LIST ENTRY NUMBER: 1365331
- 2.17.4 DATE FIRST LISTED: 14-Feb-1992
- 2.17.5 LIST ENTRY NAME: Barn at New Farmhouse
- 2.17.6 STATUTORY ADDRESS: Barn at New Farmhouse, West Lane
- 2.17.7 DISTRICT: Isle of Wight
- 2.17.8 PARISH: Brading
- 2.17.9 NATIONAL GRID REFERENCE: SZ 59750 87805
- 2.17.10 LISTING NGR: SZ5975387806

**2.18 BARN LISTING DESCRIPTION:**

- 2.18.1 *"Barn. Later C18. Red brick in English bond with half-hipped roof, now covered in asbestos tiles. Brick ventilation slits. Hipped cart entrance. 6 bays. Queenpost roof with staggered purlins and ridge piece."*

FIG 18: GRANARY, FARMHOUSE &amp; BARN RELATIONSHIP



FIG 19: BARN



FIG 20: GRANARY, FARMHOUSE &amp; BARN RELATIONSHIP



FIG 21: BARN



## 2.19 OUTSIDE OF NEW FARM, HISTORIC PARK AND GARDEN LISTING DESCRIPTION, EXCERPT:

- 2.19.1 The surrounding Grade II Listed Historic Park and Garden of Nunwell, List No: 1000928, notes the presence of New Farm as shown below. The date in which the Farm was built differs slightly to the Listing for the Farmhouse but may be referencing the date in which works were completed:
- 2.19.2 *"In 1806 Sir William Oglander, the sixth baronet, succeeded his father and in 1807 employed the architect John Nash (1752-1835) to survey and repair the buildings and to design a new house at Nunwell, for which a plan survives although it was never built. The park was further extended, and New Farm built c 1810."*
- 2.19.3 *"These north-eastern and north-western areas were also converted to pasture from former arable by Sir William Oglander, under whose ownership the park reached, in 1815, its greatest extent (ibid). He also built New Farm, which stands 450m north-north-east of the House, c 1810. Arranged around a farmyard, the farm comprises a two-storey T-shaped farmhouse in red brick with a diaper pattern in grey headers, a red-brick barn, and a brick granary set upon staddle stones (ensemble listed grade II)."*

## 3 HERITAGE STATEMENT

### 3.1 SURROUNDING CHARACTER OF THE BRADING AREA

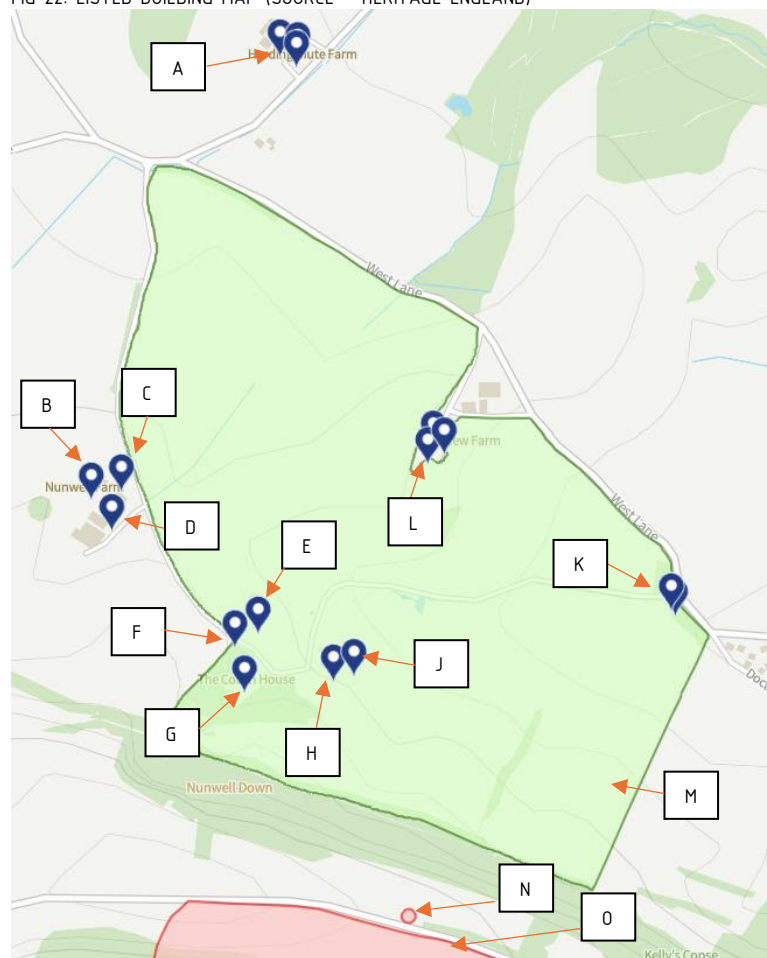
- 3.1.1 Whilst New Farm is located outside of the Nunwell Historic Park & Garden and Brading Conservation Area, given the historic value that New Farm has within the wider area and heritage ties to the nearby Nunwell House, it was felt necessary to detail the character of the surrounding area.
- 3.1.2 Brading Conservation Area was designated on 19 April 1971 and was re-evaluated and amended on 26 October 2006.
- 3.1.3 The Isle of Wight Council has generated a Conservation Character Appraisal for Brading. The below details cover the relevant points of historical interest within the Town relating to the site. Extracts below taken from the Brading Conservation Area Appraisal, available from the IOW Council website.
- 3.1.3.1 *"Brading was originally the Island's main port and provided good transport links to the north and south of the Island. It was recognised as far back as Roman times as a protected inland harbour with fertile fields close by and an elevated position capable of being easily defended."*
- 3.1.3.2 *The Town Centre Character Area: "To the east of the high street the land is lower lying, bordered along much of its length by 20th century housing, and enclosed by the Brading Railway Line. Beyond this there are open fields and marshland, through which the River Yar runs."*
- 3.1.3.3 *"The west of the high street is bordered by a mix of 19th and 20th century residential development. Beyond this is open countryside, with the land rising up to Nunwell Down."*
- 3.1.3.4 *"Several red-brick buildings are evident along the high street. A row of exposed stone terraced cottages, at the top of the high street, offers a modest distinction from the other buildings in the area. Slate and red clay tiles are the dominant roofing material."*
- 3.1.3.5 *The Mall: "Many red-brick buildings are also evident. Slate is the principal roofing material in the area and stone is used predominantly along The Mall for boundary walls."*
- 3.1.4 The links New Farm has with Brading lies in the connectivity the Town provided during the farming years, allowing goods to travel further out of the surrounding area through train and boat. Materials noted within both distinctions of the Conservation Area Appraisal also link to the materials present on New Farm.

### 3.2 SURROUNDING CHARACTER OF THE NUNWELL HISTORIC PARK & GARDEN

- 3.2.1 Nunwell House sits within the Historic Park & Garden and is one of the Domesday Manors constructed in 1607 by Sir John Oglander, a prominent Diarist. Arguably, as the home of the Oglander family from c1100 to c1980, Nunwell House & the family ties to Nunwell & Carisbrooke Castle are some of the most notable historical happenings on the Isle of Wight. Sir William Oglander extended the home significantly during his tenure with many of the original features still present within the building and grounds. The details of such are noted with the Listing 1219725 and pertain to its Grade II\* level of protection as an example of Jacobean architecture. It is understood that Sir John Oglander hosted King Charles I on his last night of freedom prior to his later execution.
- 3.2.2 Nunwell House is mostly a three-storey and is a mix of brick in varying colours with predominantly red brick and mathematical tiles hung in Flemish & English bond. Isle of Wight stone features on some elevations with plinths made from the stone. Many windows feature either red brick or stone surrounds with varying levels of ornate details. The main areas of roof are pitched slate however on certain elevations there are areas of roof sat behind brick parapets. Flat roof areas are sat behind brick parapets with brick and stone detailing. Windows feature glazing bars that carry a similar language to the surrounding buildings.
- 3.2.3 Nunwell House sits within grounds of approx. 5 acres featuring a mix of formal and informal gardens linking to the historic layout of the house. To the north, east and south of the House, the gardens are laid out in a more formal manor with enclosed orchards, fruit gardens and parlour gardens, west and south-west of the House are areas of informal trees and gardens around the Coach House. There is presence of lily ponds and a rose garden within the grounds and expansive areas of permanent grass. A Grade II Listed Walled Garden, also known as the Kitchen Garden, sits to the north-west of the House built in the late 18<sup>th</sup> Century and featuring a red brick 8ft high English garden wall brick bond with a deep plinth. The driveway from West Lane cuts through the site, flanked by mature trees and planting, passing two ponds as it heads towards the House. As the gardens extend out to the area of park, mature oaks with occasional exotic conifer trees are present noted below in the Historic Park & Garden Listing as *"This is now (1999) under pasture and dotted with individual and clumps of trees which reflect the character shown on Donne's map of 1773. Its present tree cover forms a similar but less dense pattern than that illustrated in George Brannon's View from Nunwell Down of 1839 and shown later on the OS map of 1862."*
- 3.2.4 New Farm has clear links to Nunwell House & grounds, not only with the historical ownership ties, but in its architectural style and materials present. With the expansion by Sir William Oglander to build New Farm in the late 17<sup>th</sup> Century, influences of architectural styles may have merged over from his expansion of Nunwell House at a similar period. Links include the presence of Flemish bond brick patterns, albeit at the Central block at Nunwell House being refronted in 1710 using red mathematical tiles rather than brick, the appearance remains similar. The gardens and grounds surrounding New Farm form the wider areas of the Nunwell historic grounds and although since the late 1990's has been under separate ownership, a large area of the surrounding grounds are still under the applicant's ownership, in the Oglander name.



FIG 22: LISTED BUILDING MAP (SOURCE – HERITAGE ENGLAND)



- A1:** HARDINGSHUTE FARMHOUSE, GRADE II, 1219172.
- A2:** GRANARY APPROXIMATELY 10 METRES NORTH OF HARDINGSHUTE FARMHOUSE, GRADE II, 1034338.
- A3:** BARN APPROXIMATELY 40 METRES NORTHWEST OF HARDINGSHUTE FARMHOUSE, GRADE II, 1034337.
- B:** NUNWELL FARMHOUSE, GRADE II, 1365380.
- C:** FORMER STABLING NOW HAY BARN AT NUNWELL FARM, GRADE II, 1034306.
- D:** BARN TO SOUTHEAST OF NUNWELL FARMHOUSE, GRADE II, 1365379.
- E:** WALLED GARDEN TO NORTHWEST OF NUNWELL HOUSE, GRADE II, 1034305.
- F:** WEST LODGE TO NUNWELL HOUSE, GRADE II, 1034304.
- G:** COACH HOUSE, GRADE II, 1034365.
- H:** NUNWELL HOUSE, GRADE II\*, 1219725.
- J:** TERRACE WALL TO EAST OF EAST FRONT OF NUNWELL, GRADE II, 1365378.
- K1:** EAST LODGE TO NUNWELL HOUSE, GRADE II, 1365332.
- K2:** GATE, GATE PIERS AND WALL TO NUNWELL HOUSE, GRADE II, 1291324.
- L:** NEW FARM SITE (LIST DETAILS AS IN SECTION 2)
- M:** NUNWELL, PARK AND GARDEN GRADE II, 1000928.
- N:** BOWL BARROW ON NUNWELL DOWN KNOWN AS THE DEVIL'S PUNCHBOWL, SCHEDULED MONUMENT, 1012719.
- O:** FIELD SYSTEM ON BRADING DOWN, SCHEDULED MONUMENT, 1016721.

### 3.3 NEW FARM

- 3.3.1 New Farmhouse appears to be built in the late 18<sup>th</sup> Century with evidence of the farmstead appearing on historic maps dating as early as 1860. Based on comparable evidence, the construction of the farmhouse and historic buildings is of a similar style to other agricultural style buildings within the surrounding area of Nunwell implying growth around a similar period of time. Likely built within the Georgian era, the Farmhouse encompasses characteristics synonymous within the design period such as featuring a symmetrical front façade, brick headers above the windows and large reception rooms.
- 3.3.2 The Flemish bond brick pattern gained popularity within the late 17<sup>th</sup> Century and continued to be prevalent until the mid-19<sup>th</sup> Century. This style of brick bond is present on five of the brick buildings at New Farm. The more recent long barn connected to the Listed Barn is stretcher bond, likely built between 1947 and 1961 based on historical maps available.
- 3.3.3 The collection of these historic agricultural buildings are arranged in a courtyard style plan with the Farmhouse, Barn, Granary, converted stable and outbuilding flanking each side of a rectangle shape. The central area of the courtyard is a mix of grass and concrete/rubble. Aside from the Farmhouse and Barn, the other buildings are single storey within this area and feature similar materials of red brick and red tile or corrugated roofs. The expansion of the farm happened after the 1960's towards West Lane, likely in line with the post-war farming evolution and need for larger spaces to accommodate machinery and larger storage requirements. The two access points off from West Lane are evident on historic maps since as early as 1866.

- 3.3.4 The collection of agricultural buildings to the North of site are of a modern construction including a black corrugated curved roof Dutch barn and two block/concrete with timber or corrugated cladding, all likely built after 1961.
- 3.3.5 A stone and brick garage is constructed slightly north of the farmhouse, based on historic maps it is unclear if this has been present since initial construction of the farmhouse or if this evolved or replaced another structure. There is evidence of a concrete base where an outbuilding/barn once stood north-east of the farmhouse. Using the concrete base that is still visible as well as observing historic maps in FIG 23-34, it can be inferred that the barn was approx. 9m long and 3m wide. With the last consistent records showing this barn as 1947, it is unknown when this was lost. It appears that there may have been an additional structure to the south-east of the Listed Barn using historic maps as reference. Many of the structures that are detailed on the earliest maps are still present, albeit for storage rather than for farming requirements.
- 3.3.6 The Farmhouse is detached to the outbuildings and retains its own area of gardens to the side and rear of the dwelling. A stone wall provides a separation between the courtyard space and the residential farmhouse with an area or retaining wall to the north where the level of the land changes. The boundary of the garden based on historic maps, appears to remain similar from initial construction. The boundaries within the farm appear to be relatively minimal with post and rail fences or hedgerows and landscaping. Historic maps evidence the boundaries have evolved slightly over time.
- 3.3.7 The two-storey form and scale of the Farmhouse appears to have not altered significantly since the earliest available map in 1866, evidenced in FIG 23-34 however as noted in the Listing, the Farmhouse was extended by one bay in the early 19<sup>th</sup> Century. Two single-storey extensions are present however it is not clear on maps when these were constructed. The small red tiled lean-to on the north is mentioned within the Listing as being constructed in the early 19<sup>th</sup> Century, potentially at a similar time as the Farmhouse was extended. Evidence that this is a later addition is seen with the red brick header above the kitchen window.
- 3.3.8 During the period between 1750-1880, the agricultural industry altered significantly as second part of The British Agricultural Revolution was in effect. The increase of population within the UK meant greater requirement for crops and a national market. 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 farmers. Access to railways meant the need for accessibility to farms to transport goods to the wider area. New Farm was located well for this growth given its nearby access to the Isle of Wight Railway line in Brading.
- 3.3.9 It is noted within Historic England Notes that *"Substantially complete examples of farm buildings of the 1750-1840 period are far less common than those of the post-1840 period, when many farmsteads matured into their present form and huge numbers of buildings were erected. Some, particularly the planned farmsteads of the period, represent new developments in farmstead planning or the architectural aspirations of landowners. Others continue to be strongly representative of both the variety and development of local and regional agricultural systems and local vernacular traditions..."* highlighting the importance of preserving this example of late 17<sup>th</sup> Century - early 18<sup>th</sup> Century architecture and farming in its current form. Although much of the historic need of the farming use is now redundant and the farm has evolved to the north of the site,

retaining and investing in the repair of these historic buildings as a group is to the public benefit.

- 3.3.10 Buildings in this era of farm development, often displayed an attention to architectural detail that reflected this time of social development and newfound wealth. New Farmhouse can be described as having elements of architectural detail however this decorative element is largely present on the exterior, as the dwelling maintains a simplistic form and layout internally. Despite its age, there are few examples of ornate detailing internally, with certain rooms showing a hierarchy over others with the presence of window mouldings.
- 3.3.11 As detailed in Section 3.2, the historic ties to Nunwell House & the wider Nunwell area lie within the ownership of the land to the Oglander family. The Nunwell land remained home to the Oglander family from c1100 with New Farm remaining in the Oglander name at present. Sir William Oglander, great-grandson of Sir John Oglander who commissioned Nunwell House, built New Farm as an extension of the wider estate. As well as historic ownership ties, the architectural language and mature landscaping relates to the wider Nunwell area and Nunwell House.

FIG 23: MAP OF NEW FARM IN WIDER CONTEXT, 1866 SOURCE NLS VIA OLDMAPSONLINE.ORG



FIG 24: MAP OF NEW FARM, 1866 SOURCE NLS VIA OLDMAPSONLINE.ORG





FIG 25: MAP OF NEW FARM IN WIDER CONTEXT, 1897 SOURCE NLS VIA OLDMAPSONLINE.ORG

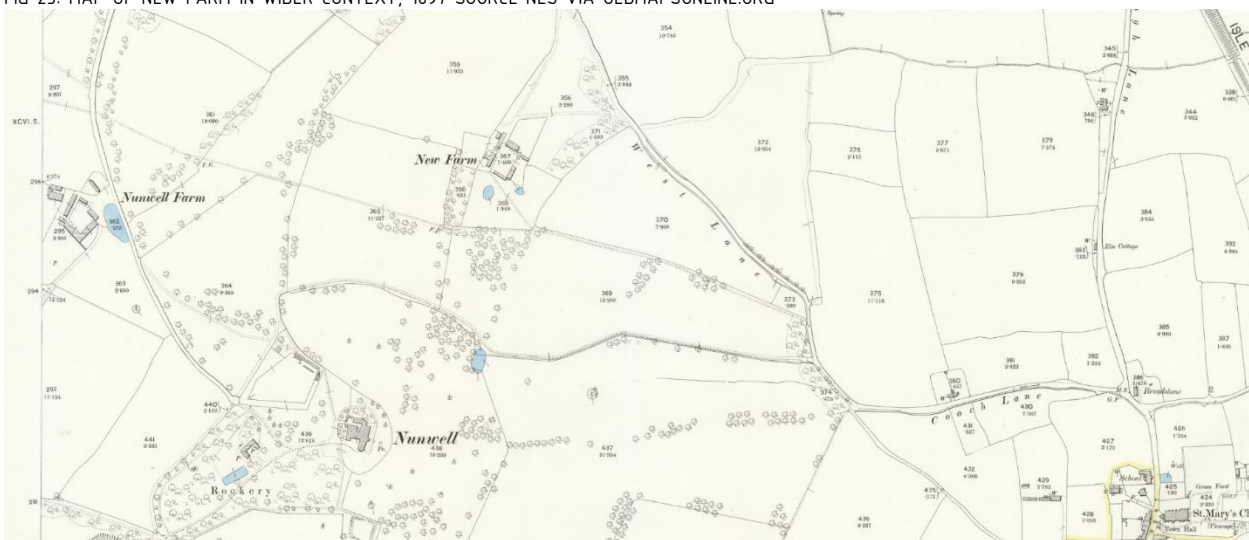


FIG 26: MAP OF NEW FARM, 1897 SOURCE NLS VIA OLDMAPSONLINE.ORG

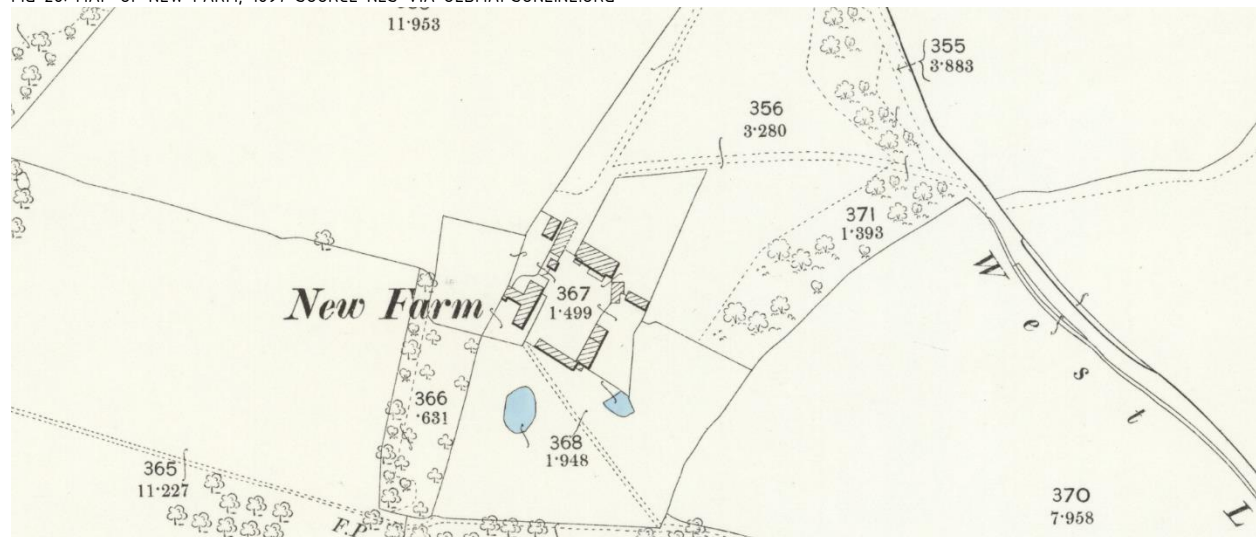


FIG 27: MAP OF NEW FARM IN WIDER CONTEXT, 1898 SOURCE NLS VIA OLDMAPSONLINE.ORG

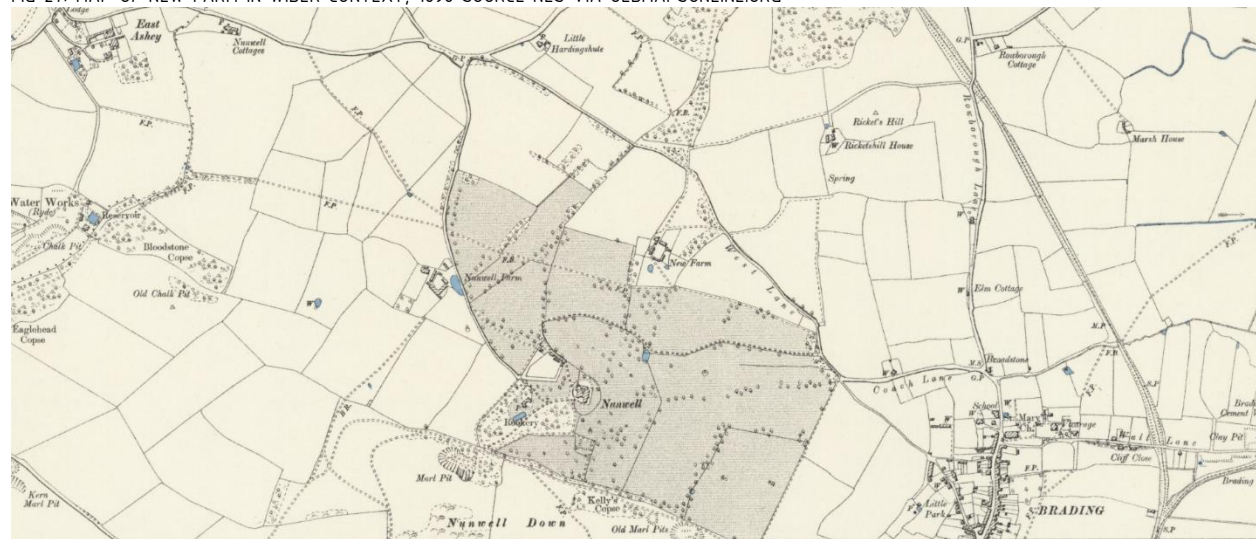


FIG 28: MAP OF NEW FARM, 1898 SOURCE NLS VIA OLDMAPSONLINE.ORG

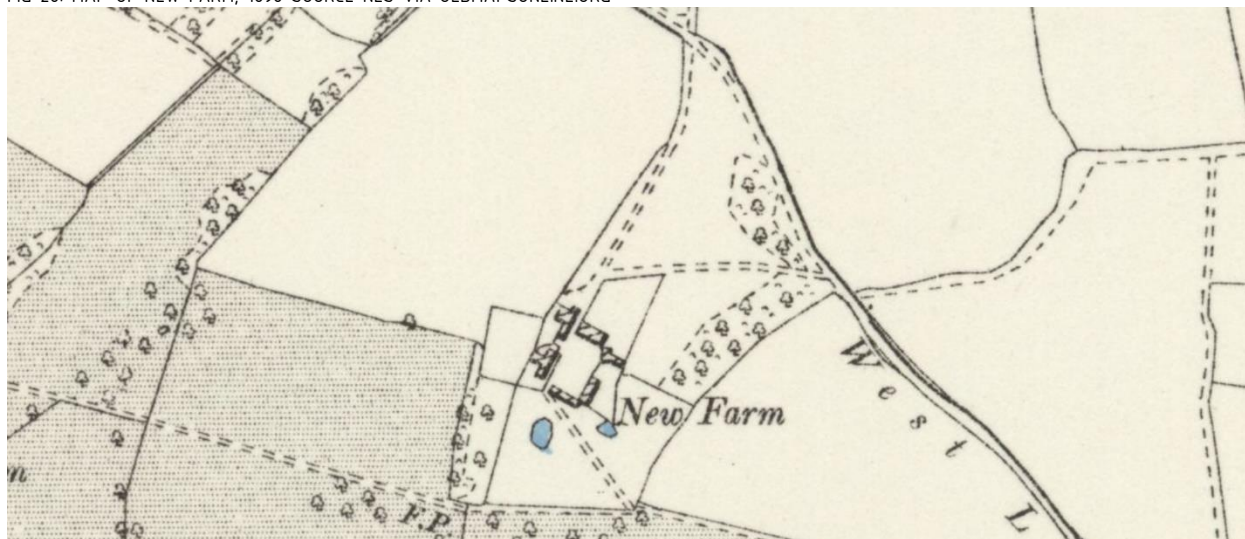


FIG 29: MAP OF NEW FARM IN WIDER CONTEXT, 1909 SOURCE NLS VIA OLDMAPSONLINE.ORG

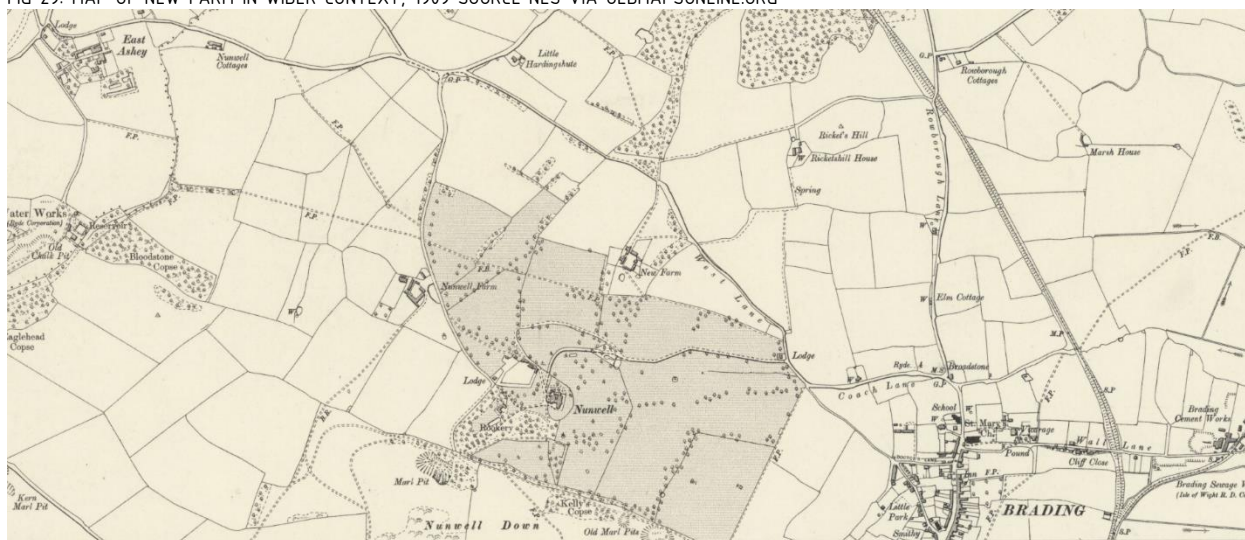


FIG 30: MAP OF NEW FARM, 1909 SOURCE NLS VIA OLDMAPSONLINE.ORG





FIG 31: MAP OF NEW FARM IN WIDER CONTEXT, 1947 SOURCE NLS VIA OLDMAPSONLINE.ORG



FIG 32: MAP OF NEW FARM, 1947 SOURCE NLS VIA OLDMAPSONLINE.ORG



FIG 33: MAP OF NEW FARM IN WIDER CONTEXT, 1961 SOURCE NLS VIA OLDMAPSONLINE.ORG

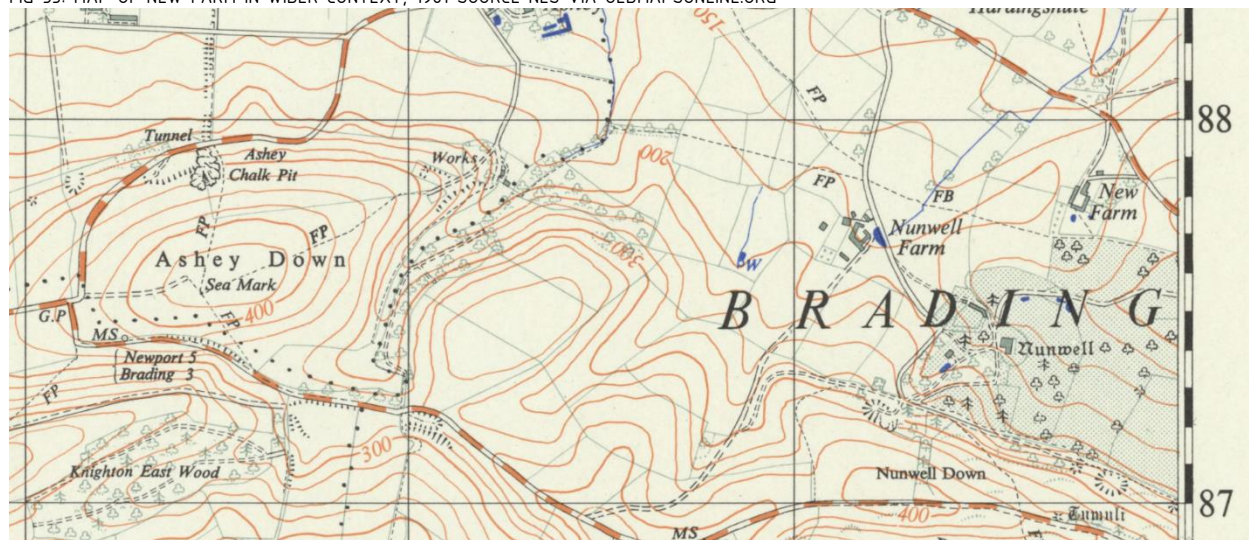




FIG 34: MAP OF NEW FARM, 1961 SOURCE NLS VIA OLDMAPSONLINE.ORG



### 3.4 HERITAGE ASSETS ON-SITE

- 3.4.1 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.
- 3.4.2 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.
- 3.4.3 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 are few examples of 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.
- 3.4.3.1 Flemish bond red brick external material, **SIGNIFICANT**: Noted within Listing, present on all elevations and single storey structures aside from south-west N-S wing, which is concrete rendered. Concrete render impacts appearance of elevation in a negative way however was likely installed prior to Listing to protect the most exposed elevation against weathering. Red and grey headers in diaper patterned Flemish bond mostly present on front elevation, side and rear elevations retain Flemish bond but there is little presence of grey brick. Brick bond used on the Farmhouse links to other historic brick structures on the site. Lime mortar with small areas of concrete strapping to 'repair' areas of mortar. Areas of replacement concrete mortar has a negative impact on the appearance of the building.
- 3.4.3.2 Locations of windows on elevations, **SIGNIFICANT**: Noted within Listing especially on front elevation and south-west elevation, important visual impact for the dwelling and surrounding area, links to the Georgian era in which it was built with elements of symmetry. Limits the ability to alter windows sizes & openings as well as internal alterations.
- 3.4.3.3 Overall form of the dwelling, **SIGNIFICANT/MODERATE**: Extended not long after construction to feature another bay, likely the North end of the front elevation given the location of chimney stacks and brick pattern changes. Strong rectangle forms in two-storey T shape with two main wings, north to south wing, additional wing running west. Two single storey structures, one on the north end, mentioned in Listing and likely constructed when the

Farmhouse was extended using brick header above the side kitchen window as reference, wraps around two sides of dwelling, present on three elevations and serves as boot room and storage space. Single storey lean to serving now as storage on south of west wing. Impacts the visual appearance of the dwelling within the site.

- 3.4.3.4 Red tiled, single storey, lean-to extension **MODERATE**: Noted within Listing, details in 3.4.3.3.
- 3.4.3.5 Internal fireplaces, **MODERATE**: Present in all reception rooms in N-S wing and three of four bedrooms having chimney stack present. GF northern reception room fireplace, painted brick behind log burner. Plaster finish surround with timber mantel built into wall and stone hearth. FIG 35. GF central reception room fireplace, red brick surround with timber mantel inset into wall. Log burner present. FIG 36 & FIG 37. GF south reception room, white painted timber mantle, and fire surround with stone inner surround. Brick chamfered inner, no burner present. FIG 38. FF south bedroom N-S wing painted mantle with cast iron painted grill. FIG 39. FF north bedroom, chamfered brick fireplace with curved brick mantle into wall. FIG 40.
- 3.4.3.6 Internal staircase, **MODERATE**: Noted in the Listing to have stick staircase with turned newel post. Location of stairs important to sense of entry into Farmhouse and provides the best layout internally without breaking up the spaces and providing minimal circulation space. Joist direction and internal levels limit the ability to move stairs. Stairs covered in carpet at present. FIG 41 & 42.
- 3.4.3.7 Window style, **LIMITED**: Number of casements noted for some windows in Listing details however window style at present is inconsistent. Application being considered to replace windows with 22/01933/LBC for a consistent style across all windows and improve visual appearance.
- 3.4.3.8 Internal timber beams, **LIMITED**: GF central reception room timber beam present on ceiling & GF north reception room joist boxed in. Joist direction above spans N-S so beam is likely taking some load from floors above. Visually present in ceiling. FIG 43 & 44. Kitchen opening beneath corridor wall on FF has timber beam and posts present. FIG 45.
- 3.4.3.9 Panelling in three GF window reveals, **LIMITED**: Decorative mouldings present in some windows present on GF. South reception room mouldings present on front elevation window. FIG 46 & 47. Central reception room, window mouldings present. FIG 48 & 49. Likely signifies the rooms with a greater hierarchy to other rooms within the dwelling. Further implies that the south reception room was the later addition of dwelling given the lack of mouldings present.

FIG 35: GF NORTH N-S WING RECEPTION ROOM FIREPLACE



FIG 36: GF CENTRAL N-S WING RECEPTION ROOM FIREPLACE





FIG 37: GF CENTRAL N-S WING RECEPTION ROOM FIREPLACE



FIG 38: GF SOUTH N-S WING RECEPTION ROOM FIREPLACE



FIG 39: FF SOUTH N-S WING RECEPTION ROOM FIREPLACE



FIG 40: FF NORTH N-S WING RECEPTION ROOM FIREPLACE



FIG 41: STAIRCASE NEWEL POST



FIG 42: STAIRCASE



FIG 43: NORTH RECEPTION ROOM BEAM





FIG 44: CENTRAL RECEPTION ROOM TIMBER BEAM



FIG 45: KITCHEN TIMBER BEAM



FIG 46: SOUTH WINDOW SURROUND



FIG 47: SOUTH WINDOW SURROUND



FIG 48: CENTRAL WINDOW SURROUND



FIG 49: CENTRAL WINDOW SURROUND



#### 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.
- 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 does not deter greatly from the original layout and plan form with the inclusion of 21<sup>st</sup> Century additions.
- 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 **GARDEN ROOM, MODERATE:** The proposal for New Farmhouse includes a garden room extension, tucked away on the south, rear side of the dwelling. Extending the dwelling to incorporate a dining space that connects to the gardens, that also can comfortably seat all guests of the five-bedroom house, was felt necessary for the site given the upstairs accommodation available. The action of extending was deemed to be the best way to achieve a larger space to the rear of a house that could easily and non-invasively, open into an existing room, in this case conveniently being the kitchen. The existing door from the kitchen to the garden is proposed to be used for the extension with the opening where the window is located to be retained, albeit with the window removed. Taking the approach of extending has allowed for there to be very little works proposed to the GF of the existing dwelling, resulting in the historic plan form to remain intact and much of the historic fabric to remain unharmed whilst allowing the dwelling to evolve to suit the requirements of modern-day needs. From the front of the dwelling, which is arguably the most important elevation in the farm setting, the extension will not be visible. From the driveway into the historic courtyard area of New Farm, the proposal will not be visible. With the screening present by the existing established planting on the site, some of which forms part of the Nunwell Historic Park & Garden, the proposal is well screened and nestles into the existing building. The size of the proposals has been derived by the existing openings and services present on the site. By taking the proposed wall to the line it is shown to in the drawings, it is not envisaged to have any impact on the root protection area of the nearby tree, nor any impact on the existing openings of the Listed Building.

4.3.2 The design has been informed by the existing building and surrounding historic buildings on site, taking note of the historic ties to the wider Nunwell area and Nunwell House. The extension will be formed of red imperial brick, laid in a Flemish bond to tie into wider language set by the site. Although not present on New Farm, the flat roof was felt to be the most suitable roof design to have the least impact on the brick present on the building and existing window positions which were both deemed as significant heritage assets. The flat roof does have a wider site connection however with Nunwell House which features two red brick single storey wings, formed with a brick parapet. Where the ties to Nunwell House and the Nunwell area are so prevalent within New Farm, it was felt this extension is suitable within the wider context and would not feel out of keeping, despite being a of a different roof material. The language set by the existing windows (and those proposed within 22/01933/LBC) has been continued within the designs for the garden room with the traditional three bar designs present on the proposed doors. These will be a matching material to the windows on the dwelling and painted in the same Nunwell green as shown in 22/01933/LBC. Brick headers are proposed above the doors as well as around the parapet, continuing the language set by the dwelling to the new element.

- 4.3.3 Although the language of the dwelling has been continued to the proposal, the garden room aims to provide a modern element, that sympathetically ties to the history of the site and wider area. The overall block plan form will alter slightly with the extension, however the strong T-shape of the two-storey element will be retained and read still as the prominent shape. Examples of the building evolving in its time already exist with an additional bay and the single storey wrap around added onto the dwelling after its construction completed, and as detailed, this extension aims to allow the building to evolve once more. This proposal has been deemed to be the most minimally invasive yet allow for a significant improvement for those occupying the Listed Building.
- 4.3.4 **ENSUITE BATHROOMS, MODERATE:** Given the size of the dwelling and ability to host up to 10 guests in five double bedrooms, it is proposed that the existing two bathrooms be demolished in place of ensuite bedrooms, located in positions close to one another so that services are stacked and compacted into as small an area as possible. Adhering to modern day standards, the number of bathrooms expected with a 5/6-bedroom dwelling is between three and four, easily accessed from the bedrooms. With the potential long-term plan for the Farmhouse is to be a rentable unit, this expectation of bathrooms to bedrooms plays a key part in the buildings long term viability and longevity. Ensuite bedrooms, especially in rented units, provide guests with private space and a more comfortable experience as well as working well if the home is kept by a single-family unit. By laying out the bathrooms as proposed, it allows external services that impact the elevations and external appearance to be consolidated into neater areas and avoid the need for pipes spread across the dwelling, in turn improving the appearance of the listed building. Where there will be some plan form alterations with the inclusion of new walls and one new opening to form and access the spaces, it is seen that as bathrooms were not often a part of the historic fabric of the building when constructed, that any inclusion of bathrooms doesn't have an impact on plan form any more than when bathrooms were originally installed into a dwelling. With the policy clearly stated in 4.4.3, compatible use today along with the expectation of how we live in our homes, requires access to bathrooms internally and the requirements of the privacy of these is becoming increasingly more prevalent.
- 4.3.5 Although one bedroom on the N-S wing will be altered and separated to become two bathrooms, existing openings are proposed to be utilised for access into the bathrooms with no changes proposed to the window fenestration or positioning, having no impact on the heritage asset of the placement of existing windows. This room was felt to be the most suitable to use as bathroom space given its central location between two rooms, direct access off from the staircase allowing for ease to a WC from the front door and its lack of heritage value with no chimneys present or heritage assets present in the room. The services for the two bathrooms are proposed to be consolidated, boxed in as to not require cutting into the existing joists and directed down to the GF to be boxed in and housed with shelving to make a feature within the dining room below. The services will then be able to be brought out of the ground rather than being located on the external elevation of the building, reducing any visual impact on the red brick elevations which have been deemed of a significant heritage asset. As the existing walls will be used, there will be no impact on the staircase below. Similarly, the large bedroom to the north of the N-S wing is proposed to include a bathroom, utilising the same design principle as the central ensuites bringing the services down through the ground floor. It is felt that the small amount of boxing in has much less harm on the fabric of the Listed Building that cutting joists and cutting into the red brick external wall to bring services down the elevations. The window position in this room will not be affected by inclusion of the ensuite as the wall has been set 130mm away from the widest edge of the opening. The shape of the chimney breast is proposed



to assist in the layout of the bathroom, providing privacy to the WC and allowing a focal point in the room.

- 4.3.6 To the rear of the dwelling, the existing arrangement of the bathrooms and bedrooms becomes haphazard with doglegged walls and inconsistent rooms sizes. This appears to be as a result of the inclusion of bathrooms within the layout, many years prior to Listing. To access the right-hand side bathroom, what would have been a larger bedroom has been made smaller to allow for an access in. This haphazard and busy arrangement of walls at present negatively impacts the plan form at present, breaking up what would have been larger rooms into smaller spaces. The proposal reinstates the rear two bathrooms as a bedroom, further detailed below, and uses the space of the entrance into the right-hand bathroom and small bedroom as two ensembles rooms. The access into the bathrooms will utilise existing openings where possible with only one new opening proposed from the larger central bedroom of the west wing. The addition of an extra doorway to this bedroom is considered to form less than substantial harm, in that it will alter the plan form slightly however it is recognised that additional bathroom space is required for a house of five bedrooms, and this is felt to be an appropriate level of change. Again, as existing walls and forms already established within the plan are being used, there will be no impact to the window arrangement on the elevation.
- 4.3.7 **CONVERSION OF EXISTING BATHROOMS TO BEDROOM, LIMITED:** The proposals show the demolition of the doglegged connecting wall between the two first floor bathrooms, with alterations to make the space function as a bedroom. The existing door location directly located off the hallway into the SW bathroom is to remain and serve as the entrance to the bedroom. The existing doorway location to the NE bathroom is to remain and serve as access into the ensuite described above in 4.3.5. The dual aspect of these spaces with two windows allows for a considerably more functional double bedroom over the smaller box room that is not able to comfortably fit a bed in, pertaining to the policy of adapting the layout where at present it constricts beneficial, compatible use today. The existing chimney stack will remain in the space to keep the historic fabric, serving as a focal point for the room. Although some demolition is proposed within this space by removing the wall and services to the rooms, where bathrooms form a modern addition to historic buildings of that age, there are no heritage elements being negatively impacted by the proposal to form this back into a bedroom. It was likely that the space was once used as a bedroom but was subdivided at a later stage when the requirement to include bathrooms became standard practice, therefore not impacting the plan form of the historic layout. Relocating the services to the existing box bedroom should not have any impact on the listed building as mentioned above, given the joist direction and relocation of the cylinders to the loft above.
- 4.3.8 Where possible and subject to budget restrictions, the mortar is to be replaced where concrete has been used. To protect what is one of the most significant heritage assets being the red brick, no new openings are proposed. To address the GF shower room ventilation and service pipes, a small incision may need to be made but these will be as minimally invasive as possible. Where possible, services will come out at ground level or utilise small areas of the roof to the rear of the dwelling.
- 4.4 In regard to the protection of plan form, it is noted in the Historic England Advice Note 16: Listed Building Consent document that:
- 4.4.1 *"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."*
- 4.4.2 *"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."*

- 4.4.3 *"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."*
- 4.4.4 It is considered that on the above assessment the proposals meet the guidance set out by Historic England for the proposals.
- 4.5 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).*
- 4.6 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. New Farmhouse will likely be rented out, increasing the aspect of public benefit derived from continuing to offer rental accommodation in this location. Securing the refurbishment of the farmhouse with a more economically sustainable future is entirely consistent with para 8c of the NPPF which sets out that sustainable development involves seeking positive improvements in the quality of the natural, built, and historic environment. On this basis the very slight harm is clearly outweighed by the benefits of the proposal.

- 4.7 Landscaping alterations are proposed with a neatened area of terracing to the rear of the dwelling using a smart flagstone paving to match the style of flooring present in the dwelling. A low brick wall with a built-in planter will border the edge of the terrace to screen the flagstone from view and smarten up the area.
- 4.8 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.
- 4.9 The proposed interventions will be achieved with a 'light touch' approach as much as possible. This mindset embodies the idea that only as much intervention is applied as necessary to keep the building functioning and thriving as a heritage asset within the community.

## **5 CONCLUSION**

- 5.1 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 sympathetic, minor changes through thought out alterations.
- 5.2 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.
- 5.3 The design has been considered to provide minor adaptations to modern day living whilst respecting the historic value of the site.
- 5.4 The proposed changes have little to no impact on the adjacent Listed Building or group of buildings within the overall site and their setting, nor the Listed Historic Park & Garden.
- 5.5 We therefore commend this application for reasons contained in this report.