

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



HERITAGE STATEMENT

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HERITAGE STATEMENT

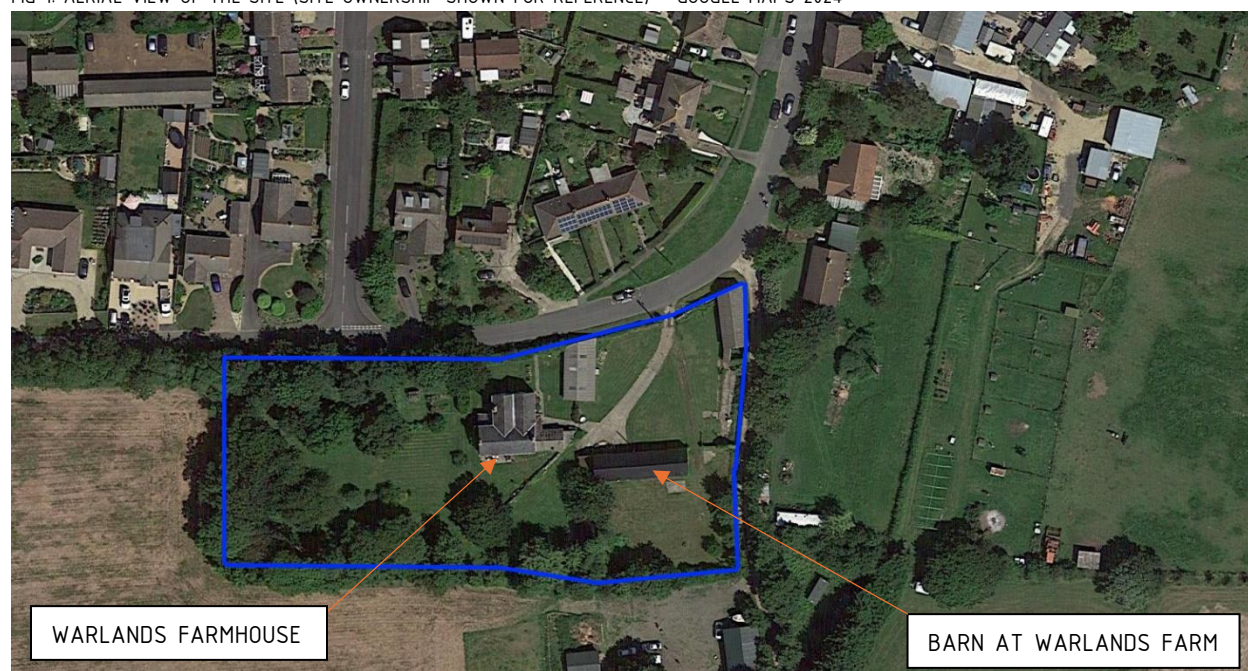
1. INTRODUCTION & PROPOSAL
2. LISTING & BUILDING DESCRIPTION
3. HERITAGE STATEMENT
4. SCHEDULE OF PROPOSED WORKS
5. CONSULTATION
6. CONCLUSION

HERITAGE STATEMENT

1. INTRODUCTION AND PROPOSAL

- 1.1 This heritage statement has been prepared by Modh Design Ltd to support proposals for the Planning Application to the existing Listed Barn at Warlands Farmhouse, Warlands Farm. This statement outlines proposals and other considerations in relation to the proposals.
- 1.2 This heritage statement is written in support of this application, with reference to the appropriate site designations, heritage assets and impact upon the heritage assets.
- 1.3 The proposal is to convert the redundant former agricultural barn into residential accommodation with a sensitive approach to the scheme, preserving as much of the fabric and heritage of the Listed building as possible.
- 1.4 The purpose of this document aims to highlight and document the elements that endow the building with its special architectural and historic interest relating to its Listed status. Through the documentation, it aims to provide clarity in the elements that warrant preservation and to assess the contribution of those element to the overall heritage significance of the building, especially in relation to the proposals.
- 1.5 The wider area and location of the Listed building within the surrounding context will also be assessed to ensure that the proposed alterations are sensitive and appropriate for not just the Listed building but the site context.

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



2 LISTING & BUILDING DESCRIPTION

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

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- 2.2 Within the Warlands Farm ownership boundary are two Listed buildings, a Farmhouse and Barn. This application relates to the Farmhouse but notes to the Barn given the proximity of the two and wider existing agricultural setting of the site.
- 2.3 Warlands Farm comprises one farmhouse, one open barn and two smaller outbuildings a former stable building and piggery. All prominently feature Isle of Wight stone, with red brick quoins & architraves and either slate or corrugated roofs.
- 2.4 There are two entrances, one for vehicles and one for pedestrians, both located off Warlands Lane. A stone wall runs along the site boundary with a grass verge between the site and Warlands Lane. At it's narrowest point, the entrance is 3.2m wide between the stone walls.
- 2.5 There is a concrete drive that runs SW, leading into the west of the barn and into the central garden area. A rubble track runs south to the east of the barn, heading towards the gap between the stone wall, leading to the garden area to the rear of the barn.
- 2.6 A concrete base is present where a building once stood within the site. From the remnants of the stone gable, connected to the stone wall running east, and the size of the stepped concrete, it can be inferred the building was connected to the existing stable building and was around 18m long.
- 2.7 Within Warlands Farm, The Barn is noted within the listing to be included for group value. This is defined as *"the extent to which the exterior of the building contributes to the architectural or historic interest of any group of buildings of which it forms part, generally known as group value."* It is also noted that *"buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between the buildings. Sometimes group value will be achieved through a co-location of diverse buildings of different types and dates."* In this circumstance, it is likely that the Barn has been included under the group usage of the buildings relating to the historic farm usage as well as the consistency across the appearance of the Farmhouse and Barn.

2.8 **HERITAGE PARTICULARS:**

- 2.8.1 HERITAGE CATEGORY: Listed Building
- 2.8.2 GRADE: II
- 2.8.3 LIST ENTRY NUMBER: 1209382
- 2.8.4 DATE FIRST LISTED: 27-Mar-1994
- 2.8.5 LIST ENTRY NAME: Barn at Warlands Farmhouse
- 2.8.6 STATUTORY ADDRESS: Barn at Warlands Farm, Warlands Lane
- 2.8.7 DISTRICT: Isle of Wight
- 2.8.8 PARISH: Shalfleet
- 2.8.9 NATIONAL GRID REFERENCE: SZ 41102 88999
- 2.8.10 LISTING NGR: SZ4110288999

2.9 **LISTING DESCRIPTION:**

- 2.9.1 *"Barn. Probably late C18. Built of stone rubble with roof now covered in corrugated iron. 2 cart entrances. 5 bay barn with roof having 2 tiers of through purlins. Included for group value."*

FIG 2: FRONT ELEVATION, BARN



FIG 3: EXISTING OPENING ON FRONT ELEVATION, BARN



FIG 4: EXISTING OPENING ON FRONT ELEVATION, BARN



FIG 5: FRONT AND SIDE ELEVATION, BARN



FIG 6: EAST ELEVATION, TIMBER DOORS BEHIND IVY, BARN



FIG 7: SIDE AND REAR ELEVATION, BARN



FIG 8: REAR ELEVATION, BARN



FIG 9: REAR ELEVATION OPENING & STONE WALL, BARN



FIG 10: LEAN-TO GARAGE, BARN



FIG 11: SIDE ELEVATION, BARN



FIG12: SIDE ELEVATION, BARN



FIG 13: INTERNAL OF BARN



FIG 14: INTERNAL OF BARN



FIG 15: INTERNAL OF BARN



FIG 16: INTERNAL OF BARN



FIG 17: INTERNAL OF BARN



FIG 18: INTERNAL OF BARN



FIG 19: INTERNAL OF BARN



- 2.10 Warlands Barn is a detached former agricultural barn within the grounds of Warlands Farm. It's use now no longer tied to a working farm, forms as storage for the farmhouse along with two additional outbuildings, a Piggery building and a stable building.
- 2.11 A simple rectangle form, the historic area of the barn is a little over 21m long and 6m wide. It features a gable roof which is currently a corrugated metal and likely not the original material of the original structure. A single storey lean to is present to the west of the barn that serves as a garage space. It is unknown when this structure was added to the barn however historic maps indicate that this has been present since at least 1975.
- 2.12 The barn is predominantly Isle of Wight stone, mirroring the materials present on the main Farmhouse. There are four large openings, two on the front elevation and two on the rear that sit in line with each other. The openings on the front elevation are larger in size and show evidence of timber sliding panels. On the east elevation, there is a high-level opening that currently contains timber doors, covering the opening. There are remnants of the timber window frames above some of the large openings with some panels still including glass. A small ventilation slit is present on the west elevation.
- 2.13 The lean-to is a brick structure with a concrete render on the exterior. The roof is corrugated sheet material that includes a high-level timber window on the front and a timber window on the rear.
- 2.14 From site visits and photographs, it is clear that there were a number of historic openings that have been infilled over time with examples of timber lintels and mismatched stone present on the elevations. These areas have been noted on the submitted information within this application. There are also examples of small ventilation slits that again were infilled over time. These served to provide hay and other materials within the barn a constant airflow and avoid the risk of rotting.
- 2.15 Four Queen post timber roof trusses dissect the plan to give five bays of the barn. The cart entrances mostly align within these bays. As noted in the Listing, there is an additional row of timber purlins connecting the structure, as shown in FIG 13-16.
- 2.16 Ivy currently covers significant areas of the elevations, its has been advised that this should be removed to preserve the longevity of the building by a structural engineer.

2.17 **HERITAGE PARTICULARS:**

- 2.17.1 HERITAGE CATEGORY: Listed Building
2.17.2 GRADE: II
2.17.3 LIST ENTRY NUMBER: 1291379
2.17.4 DATE FIRST LISTED: 27-Mar-1994
2.17.5 LIST ENTRY NAME: Warlands Farmhouse
2.17.6 STATUTORY ADDRESS: Warlands Farmhouse, Warlands Lane
2.17.7 DISTRICT: Isle of Wight
2.17.8 PARISH: Shalfleet
2.17.9 NATIONAL GRID REFERENCE: SZ 41075 89006
2.17.10 LISTING NGR: SZ4107589006

2.18 **LISTING DESCRIPTION:**

- 2.18.1 *"Farmhouse. Early C19. Built of Isle of Wight stone rubble with brick dressings. Slate roof with end brick chimneystack. Built with its back to the road. 2 storeys 3 windows. Front elevation has 12 pane sashes in cambered architraves. C19 stock brick porch with round-headed arch and gabled slate roof. C20 door. 1 storey stone rubble brewhouse attached to right with brick chimney and roof now covered in corrugated iron. L wing to rear.*

FIG 20: FRONT ELEVATION, FARMHOUSE



FIG 21: SIDE ELEVATION, FARMHOUSE



FIG 22: SIDE ELEVATION, FARMHOUSE



FIG 23: REAR ELEVATION, FARMHOUSE



FIG 24: STABLE BUILDING, SITE CONTEXT



FIG 25: PIGGERY BUILDING, SITE CONTEXT



FIG 26: STABLE BUILDING, SITE CONTEXT



FIG 27: CONCRETE BASE, SITE



FIG 28: SITE CONTEXT



FIG 29: SITE CONTEXT



3 HERITAGE STATEMENT

3.1 SURROUNDING CHARACTER OF SHALFLEET CONSERVATION AREA

- 3.1.1 Whilst Warlands Farm is located outside of the Shalfleet Conservation Area, given the historic value that Warlands Farm has within the wider Shalfleet village; it was felt necessary to detail the character of the surrounding area.
- 3.1.2 The Conservation Area was designated on 19 April 1971 and was re-evaluated and amended on 14 July 1983.
- 3.1.3 The Isle of Wight Council has not generated a Conservation Character Appraisal for Shalfleet. The below details cover the general surrounding area and points of historical interest within the Village.
- 3.1.4 Within Shalfleet Village there are 11 Listed Building/structures, noted on FIG 30. The majority of these are Grade II Listed with the exception of a Church that is Grade I and Shalfleet Manor that is Grade II*.
- 3.1.5 Shalfleet is a small village set between Newport and Yarmouth to the north-west of the Isle of Wight. The name of Shalfleet means "shallow stream" referring to the Caul Bourne stream that runs through the village towards Calbourne.
- 3.1.6 The stream connects through to Newtown Creek to the North of Shalfleet which served as transport for goods made within the area. Shalfleet Quay was built in the 17th Century and allowed for the movement of bricks, salt and coal.
- 3.1.7 Isle of Wight stone features heavily within the village with many buildings formed of the material as well as the inclusion of red brick chimneys. Roof materials are generally red tile with the occasional thatched cottage and slate roof. This is in line with the materials present on Warlands Farm.
- 3.1.8 Evidence of Shalfleet is within the Domesday book including Shalfleet Mill and Shalfleet Manor House further adding to the historic value of the area.
- 3.1.9 The Church of St Michael is one of the most significant structures within Shalfleet given its central positioning in the village. The tower remains the oldest part of the building, being built in 1070. Later additions remain largely in keeping with the Church, leading the main structure of the Church to be described as an excellent example of late 13th Century architecture.
- 3.1.10 The expansion of the village appeared to happen in the mid-20th century with historic maps showing development on Warlands Lane present from 1975 onwards. This largely was in the area to the north of Warlands Farm and west of Shalfleet.

3.2 WARLANDS FARM

- 3.2.1 Warlands Farmhouse and outbuildings appear to be built in the early 19th Century with evidence of the farmstead appearing on historic maps dating as early as 1860. Based on comparable evidence, the construction is of a similar style to other buildings within the surrounding area of Shalfleet implying the growth of this area occurred at a similar period to each other.
- 3.2.2 The collection of these agricultural buildings are arranged in a courtyard style plan with the two single storey outbuildings flanking the large open barn. Though the courtyard area is now grassed with a driveway, as there is only a thin layer of turf approx. 5-10cm deep with rubble underneath (a collection of red brick, slate, shards of metal, and general farmyard debris), suggests that this may have been the area that work centred around due to the connection with the road/track leading to Shalfleet Village.
- 3.2.3 It appears that there was an additional single-story barn to the south-east of the site that is no longer present. Using the concrete base that is still visible as well as observing historic maps, it can be inferred that the barn was approx. 18m long and 5.5m wide following the size of the barn still present. A gable remains connected to the stone wall that runs east of the barn. With the concrete base showing signs of drainage channels and having stepped levels, it can be inferred that this was previously a barn used for animals. With the last records showing this barn as 1975, it is unknown when this was lost. Many of the structures that are present on the earliest maps are still present, albeit for ancillary storage rather than for farming requirements including a former stable building and a former piggery.
- 3.2.4 The Farmhouse is detached to the outbuildings and sits within its own area of gardens. A stone wall that continues the line of the eastern outbuilding, towards the southern corner of the Farmhouse provides a separation between the agricultural element of the farm and the residential farmhouse. From utilising historic maps, the division of the farmhouse to the agricultural element of the farm has been present for some time with this dividing wall.
- 3.2.5 As demonstrated on historic maps, an area of the land to the south of the Listed barn has since been portioned off and developed separately. Similarly, to the evidence of an additional outbuilding, this has occurred since 1975 when evidence of the last historic data is provided. This boundary is now formed of established planting, hedging and trees.
- 3.2.6 The form and scale of the Farmhouse appears to have not altered significantly as evidenced by the maps within FIG 32 – FIG 38. The NW lean-to appears to be the most modern element.
- 3.2.7 There is evidence within historic maps shown in FIG 33 & FIG 34 that the block plan of the barn has altered over time with portion to the south of the barn having been lost prior to 1862. With a stone wall running to the south evident within the site at present, where there has been a boundary here noted on many of the historic maps, it is unknown if parts of the wall remaining formed part of the building area that was lost. There was a small square structure to the west of the barn that was last evidenced in FIG 36 in 1898. The form of the barn appears to have remained as that shown in FIG 38 with the area of the single storey garage structure shown as currently on site.
- 3.2.8 During the period between 1750-1880, the agricultural industry was on an upward trajectory. Investment in new stock, crops, building, and land management allowed for this sector to grow to what can be defined as the most important period of farm building development in England. With Government backing to utilise wasteland and a growing urban population, farms developed in this period utilising developing technologies and new plan forms to allow a scientific approach to laying out farms to suit drainage and access. The layouts of farms in the era were more rational and intended to suit the developing needs of famers. Access to railways meant the need for accessibility to farms to transport goods to the wider area.

- 3.2.9 Buildings in this era of farm development, often displayed an attention to architectural detail that reflected this time of social development and newfound wealth. Warlands Farmhouse can be described as having elements of architectural detail with the red brick cambered architraves and large sash windows, utilising local stone on all elevations. Many of this decorative element however is on the exterior as the dwelling has functionality at the heart. The farmhouse appeared to be built with the service entrance functioning as a primary entrance, leading to the other functional parts of the dwelling. Despite its age, there are few examples of ornate detailing internally, again leading to the belief of functionality over form. The Listed Barn contains the local stone on the elevations with timber roof trusses which although are deemed architecturally significant in current times given that these materials are not generally used for agricultural purposes now, at the time Warlands was built, these materials were likely not for aesthetic purposes but functionality and ease of sourcing materials.
- 3.2.10 The barn may have been used for a number of purposes as a combination barn, serving as a cart shed with the through nature of the barn and access to the rear of the farm from the entrances, and threshing barn given the implied ventilation slits and bricked in doorways. The dual use may have happened at the same time or have been adapted over time given the specific needs of the farmer. Either way, this barn with its significant scale and positioning in the site played a key role in the wider farm use of the land.
- 3.2.11 Evidence of the land being acquired by the Trenchard family dates as early as 1617 with holds in the land through many years. Although leased to multiple tenants, it was the Woodford family however who settled for a significant period at Warlands Farm. Frederick Woodford, a Bible Christian preacher died on the farm in 1838 with his family continuing to occupy the site until 1904. His son, Benjamin Woodford was Listed as 'Farmer of 160 acres' on a Census from 1881. From records, many of the farmhouse residents appeared to be multi-generational with extended family living together and working in the farming industry.

FIG 32: MAP OF WARLANDS LAND, 1793, SOURCE WEST SUSSEX ARCHAEOLOGY VIA THE ISLE OF WIGHT RECORD OFFICE



FIG 33: MAP OF WARLANDS LAND, 1819, SOURCE WEST SUSSEX ARCHAEOLOGY VIA THE ISLE OF WIGHT RECORD OFFICE.

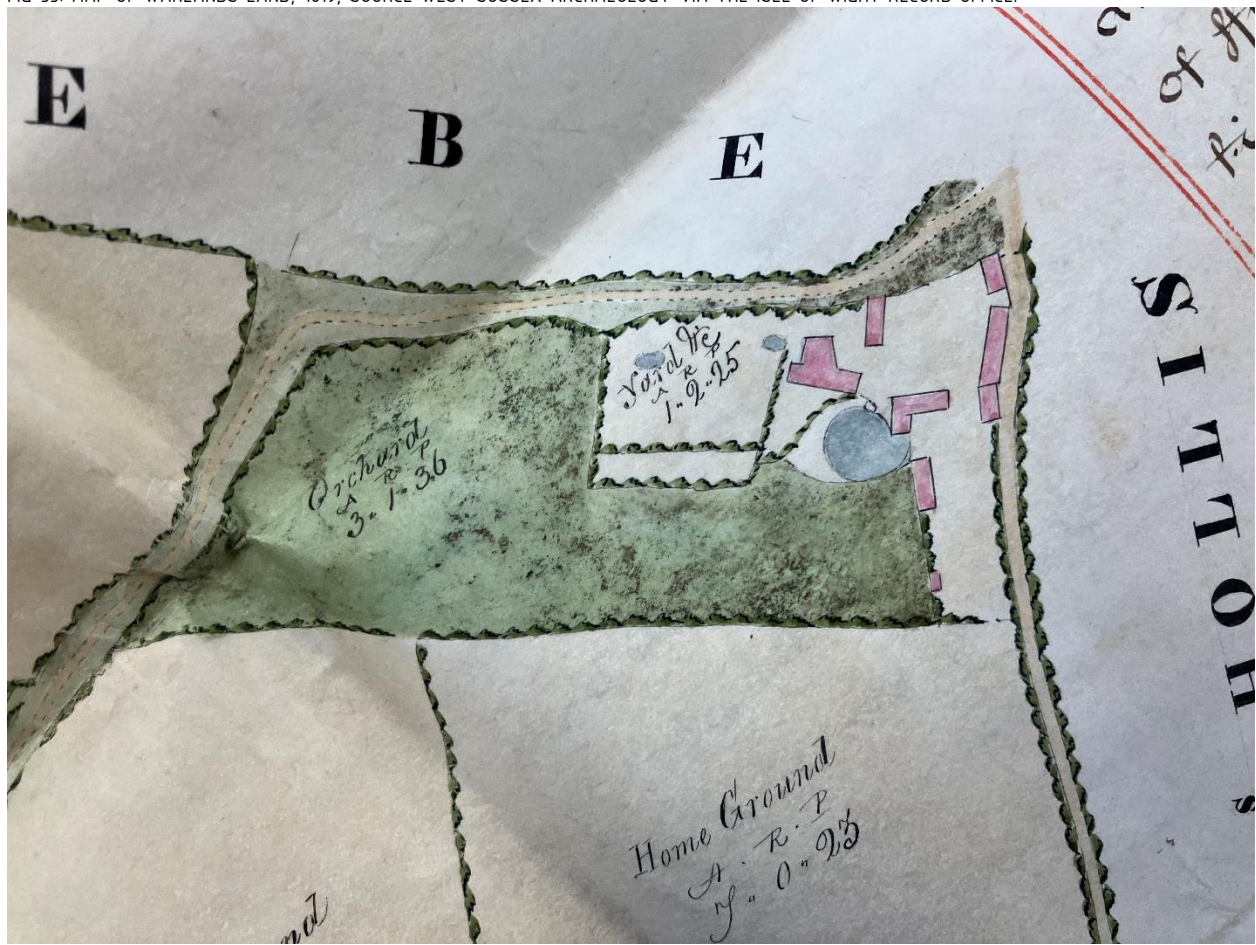


FIG 34: MAP OF SHALFLEET, DATE UNKNOWN, WARLANDS FARM EXTRACT TO RIGHT. SOURCE ISLE OF WIGHT RECORD OFFICE.

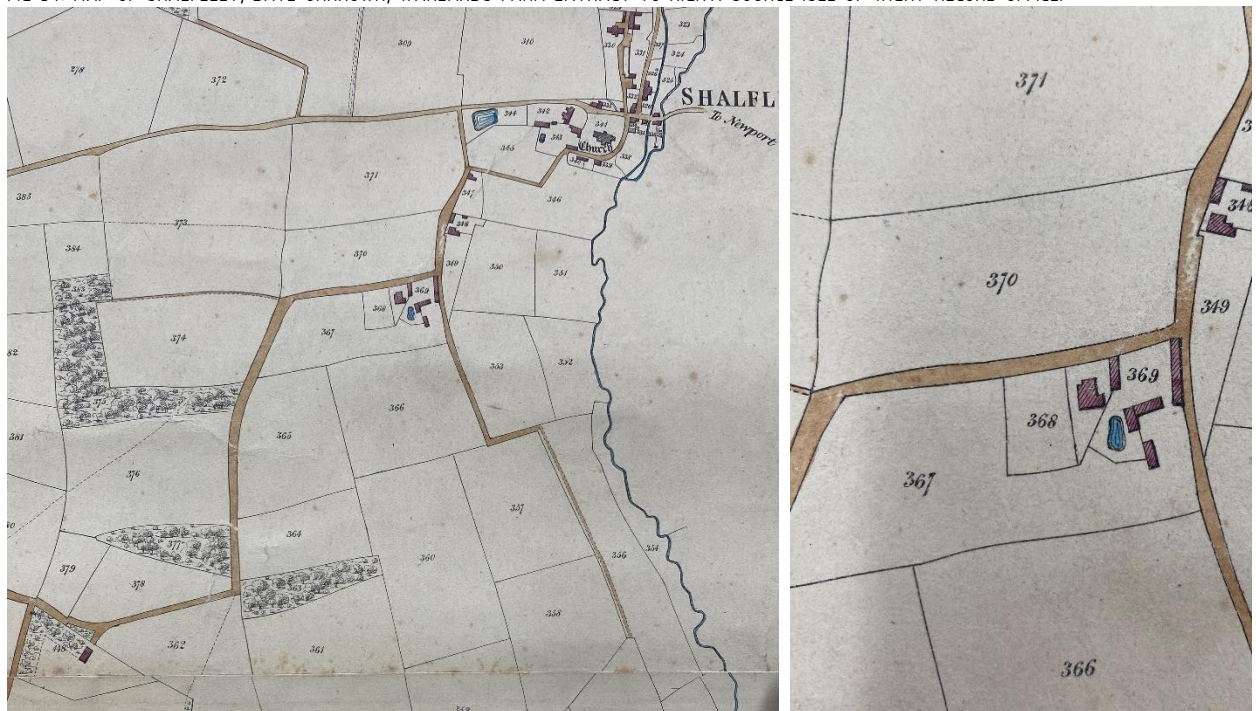


FIG 35: MAP OF SHALFLEET, 1862, WARLANDS FARM EXTRACT TO RIGHT SOURCE ISLE OF WIGHT RECORD OFFICE.

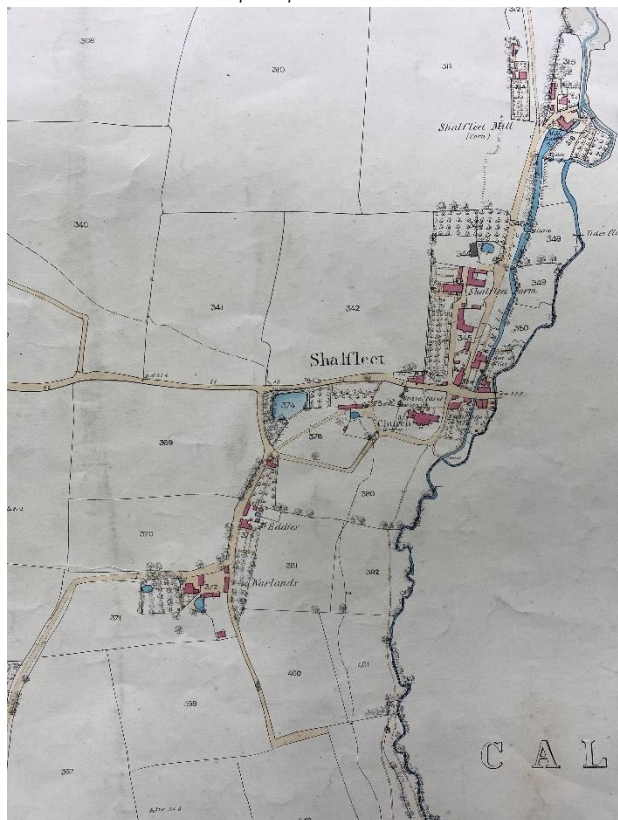


FIG 36: MAP OF SHALFLEET, 1898 & FIG 37: MAP OF SHALFLEET, DATE 1940, SOURCE ISLE OF WIGHT RECORD OFFICE

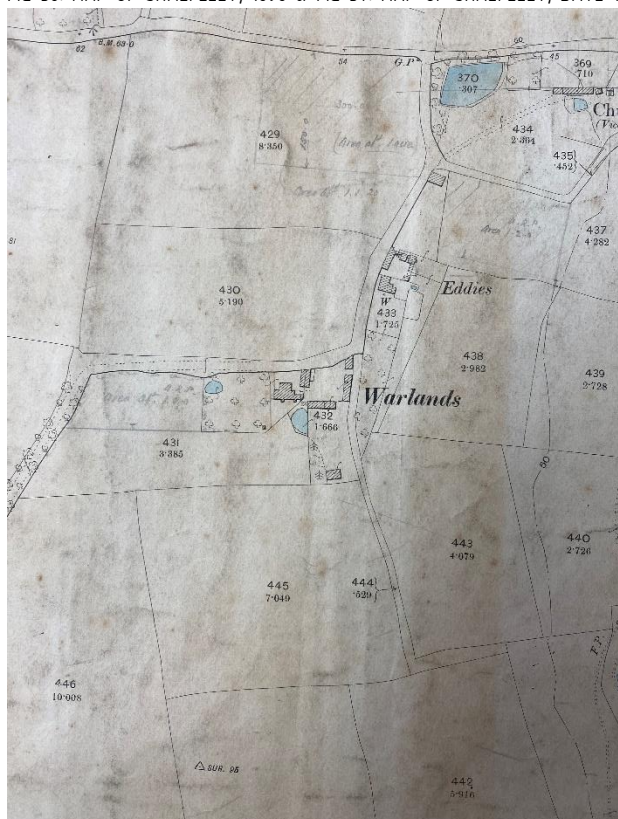
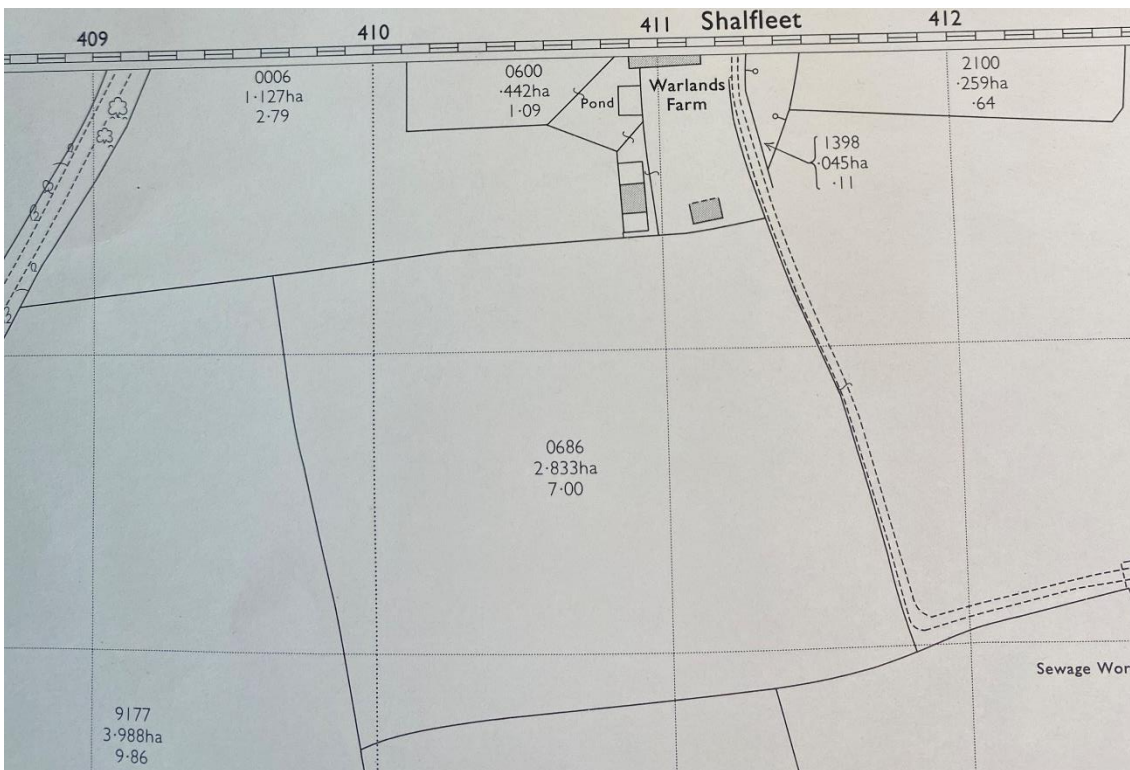
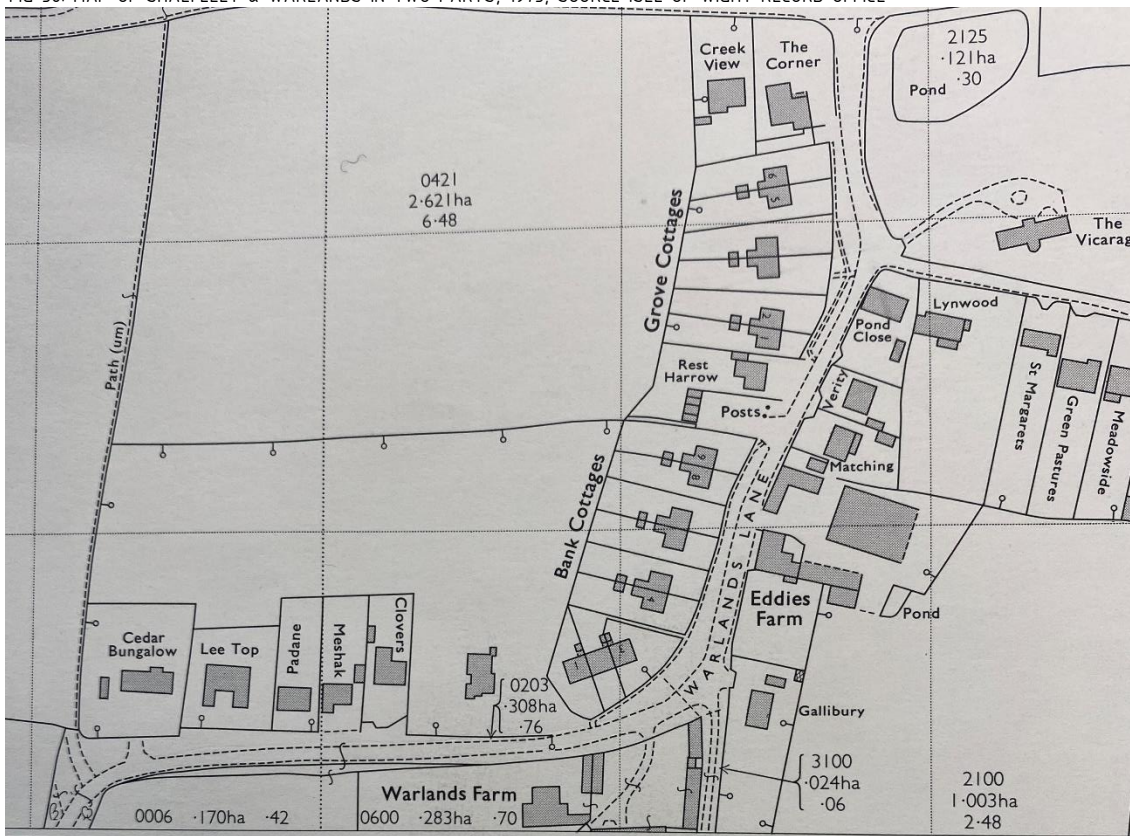


FIG 38: MAP OF SHALFLEET & WARLANDS IN TWO PARTS, 1975, SOURCE ISLE OF WIGHT RECORD OFFICE



3.3 HERITAGE ASSETS ON-SITE

- 3.3.1 The findings of the below heritage assessment provide a baseline assessment to inform the proposals for the internal alterations to the building. The impact of these proposals on the heritage interest of the building will be assessed within section four of this document.
- 3.3.2 This section summarises those heritage elements of the building which have been identified through site visits and desk-based research according to whether they are likely to impose significant, moderate, limited or no constraints to any proposals which alter or modify the building. This section should not be considered to provide an exhaustive account, but rather to indicate those areas of the building that may be sensitive to change.
- 3.3.3 Much of the significance of the building resides in its external appearance & group setting, highlighting to the significance being its architectural interest. The areas that are highly sensitive to change include those documented in the Listing.
- 3.3.4 For photos, please see FIG2 – FIG19 within Section 2 of this document.
- 3.3.4.1 Rubble stone walls, **SIGNIFICANT**: Noted within Listing, present on all elevations, likely Isle of Wight stone and may have been formed from redundant pieces of stone after the construction of the farmhouse. Forms an important link to wider context of Shalfleet and across the Isle of Wight specifically. Varying sizes of stone with lime mortar, some openings include red brick quoins. Evidence of concrete strapping to 'repair' areas of mortar. Visually important within the setting of the site and provides a unity to the structures present within the site including the farmhouse, piggery and stable. Areas of replacement concrete mortar has a negative impact on the appearance of the building.
- 3.3.4.2 Location of large cart shed openings, **SIGNIFICANT**: Noted within Listing, important visual impact for the barn and ties back to historic use. Creates limitations on opening sizes and should be retained as best as possible to retain character of the barn. Wooden windows above proportions add to character of barn.
- 3.3.4.3 Timber roof supports, **SIGNIFICANT**: Four queen post timber roof trusses, leading to the creation of five defined bays within the barn. Openings align with the location of the cart shed bays. Two tiers of timber purlins exposed. Noted within the Listing and significant to the internal appearance of the barn.
- 3.3.4.4 Form of the barn, **MODERATE**: Form has evolved slightly since construction based on map data with evidence of an area being lost prior to 1862. Although the form has altered, the main rectangle form of the barn is a strong element within the site and likely the historic element has remained unchanged for a significant number of years. Impacts the visual appearance of the barn within the site and wider context. West single storey element appears to be the most modern element. This is more screened from view and is subservient to the main barn given its low profile.
- 3.3.4.5 Evidence of existing openings, **MODERATE**: Historic openings give indication to previous usage. Evidence of timber lintels within the walls makes openings appear more prominent. Lines of mortar and change in stone make existing openings appear more present. Should be reinstated as much as possible in lieu of making openings in new locations.
- 3.3.4.6 Roof material, **LIMITED**: Although noted in listing as corrugated metal, roof material is likely not historical material. Pitch of roof and height of gable more important to the appearance of the barn.
- 3.3.4.7 Timber doors on elevations, **LIMITED**: Adds character to the building however not in a current state of use. Adds to the agricultural appearance to the barn.

4 SCHEDULE OF PROPOSED WORKS

- 4.1 A summary of the proposed works is listed below. This list should be read in conjunction with the submitted drawings. Details of the significance and method will be included if it is felt that a heritage aspect will be affected by the proposals. The footprint of the barn will remain unaffected.
- 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 whilst allowing it to evolve to become a residential unit.
- 4.3 An assessment of the impact of the proposals on the heritage assets will be included in the text below using a scale of significant, moderate, limited and no impact.
- 4.3.1 The proposals are for the conversion of the barn to form a residential dwelling. The use of the barn is no longer tied to a working farm and is currently used for storage, something that is provided for the site via the other two outbuildings. The Warlands Farm site sits within around 1.5 acres, providing ample space for two dwellings each with their own parking, gardens, and existing outbuildings.
- 4.3.2 The form of the building will remain as existing leading to the assessment of no impact on the identified heritage value of the form. By keeping the existing form, the external appearance of the barn will retain much of the value that is already present such as from the stone elevations and large openings identified as having significant impact, as well as retaining as much of the existing roof structure that also has a significant rating.
- 4.3.3 To assist in making the barn a habitable space, an allowance to build a secondary skin within the internal walls of the barn has been shown, allowing any additional structural elements to be housed within this secondary skin as well as providing a level of insulation that won't impact the external appearance of the building. From the submitted structural report, it has been noted that barn is in a good condition with certain suggestions made for its long-term viability. It was concluded that an area to the southwest of the barn that has been subject to some movement, could be improved with the addition of a first floor to help tie the two sides of the wall together. Another of the suggestions included removing the ivy that is present on the elevations as this is known for causing structural damage if left to grow. As this secondary skin is internal, it allows for a 'light-touch' approach to the internal walls, providing a second skin to attach plasterboard and insulation to, therefore leading to an assessment on the impact of this change on the stone as limited.
- 4.3.4 The FFL of the proposed dwelling has been set at a level as to not require digging down from the original concrete floor, therefore not risking undermining the building when laying a new floor.
- 4.3.5 Within the barn, the intention with the design has been to maintain as much of the sense of height and space from the existing barn as possible. The layout of the barn allows for minimal intervention on the main external walls, focusing new partitions into the centre of the space and openings in historic locations.
- 4.3.6 Entering the vaulted lounge space, a central 2.3m tall wall that houses a log burner and storage space, separates the kitchen and lounge without feeling like an imposing addition given its lower height. Heading to the west, the kitchen and dining area floats in the centre of the vaulted space, connecting to the gardens to the north and south. This area lies within the central three bays of the barn, denoted by the historic roof structure (3.3.4.3). FIG 39 shows two internal sketches, highlighting how the trusses will remain the most visually striking part of the design with the vaulted roof, and how the internal spaces connect with the surrounding gardens.
- 4.3.7 The remaining two bays are proposed to house the first-floor element of the barn, with the dividing wall set behind the end trusses. Within these end bays will be the services

- such as a utility room, shower rooms and storage, as well as including two separate staircases to access the bedrooms & office on the first floors. The existing single storey lean-to is proposed to be utilised as a downstairs bedroom with shower room.
- 4.3.8 As the roof trusses were noted as having significant impact to the heritage value, these have been a driver for the division of the internal space, maintaining the bays that are present. The decision to not connect the two first floor levels was made as it was deemed that the impact on the roof structures would be significant resulting in alterations to the appearance of the trusses as well as being overbearing and dominating within the space. Therefore, two separate staircases have been proposed at either end of the barn to allow for each area to be accessed independently, having no impact on the roof trusses. Additionally, the proposed wall is set behind the roof truss allowing the four trusses to be read within the same space.
- 4.3.9 The roof material is proposed to be changed within the application from a corrugated sheet metal to natural slate. As the roof structure that is currently visible was deemed to be of significant impact, the proposal is to use the structure present and build the new roof on top of the structure, insulating above the rafters. This will allow three of the layers of roof structure to remain exposed within the space. Altering the material will have a significant to moderate impact on the external elevation and setting of the building, however this is seen as a positive change, likely changing the material back to what it was previously. The connection to the main farmhouse will be made greater by the change as the two buildings will have unity in the roof material. With the retention of the important structure internally, the height of the building will have a minor increase to allow for the barn to be insulated to suit Building Regulation compliance. This increase is not seen to have a significant impact on the barn given the matched pitch of the new roof and improvement to the visual impact of the building.
- 4.3.10 To improve the appearance of the lean-to structure and therefore provided a benefit to the Listed Building, a natural timber cladding is proposed to be installed, tying into the large sliding doors that are also proposed. Although a more modern material, the existing concrete render does not provide a visual benefit to the main barn structure.
- 4.3.11 Highlighted within 3.3.4.5 is the existing blocked-in openings that provide a moderate impact to the heritage asset. Along with the significant four cart shed openings that are noted within the Listing, these are proposed to be utilised for the window and door openings in the barn. The decision to use these openings aims to retain as much of the historic character of the barn as possible, keeping the external appearance relatively agricultural. The sizes of the openings has been dictated by the evidence of these openings so although the style of the windows and doors carries though, the size of each links to the historic form. No further openings other than those historic are proposed, providing a connection with the garden and outdoor spaces without having an impact on the historic stone appearance of the building. The window frames are proposed to be a powder coated aluminium black, thin profile frames that work well with historic buildings.
- 4.3.12 To further bring in the ties to the once working farm and agricultural nature of the barn, large timber panels, some sliding with some fixed are proposed, linking back to the timber panels currently present and were likely on the original barn.
- 4.3.13 The location of the proposed garage & workshop has been decided using the existing concrete base and evidence of a structure present on the historic maps. Proposing this structure aims to keep any paraphernalia often associated with dwellings condensed and in keeping, avoiding the need to have sheds and storage boxes within the gardens. This also will reduce the potential impact that cars can have on the Listed building by being tucked away in a well screened area of the site. The materials have been chosen to work alongside

the Listed Building, using an oak frame with timber cladding and either a stone or brick plinth from recycled materials available on site. The roof will be slate to match the appearance of the barn. As the existing outbuilding roof materials are currently an asbestos sheeting material, the decision to use slate on the garage comes with the intention that, subject to the relevant applications, the applicant will look to replace the material of the outbuildings roofing to slate in the future.

- 4.3.14 The entrance to the site is proposed to be widened with the removal of very small areas of the boundary stone wall. This decision to remove this area of wall was only made as at present, the entrance is not compatible with modern cars given its narrow size. This change allows for better emergency vehicle access and maintenance vehicles should they be required taking the entrance to a width of 4.6m for a compliant access. Although it is not envisaged that an additional dwelling will generate a significant increase in traffic movements, the current existing access is sub-standard, even for a single dwelling, resulting in a negative impact for the highway network. The proposed changes, although remove some areas of stone, have been decided through the necessity of highway safety, reducing the need to park cars on the road due to inaccessibility, serving both the Farmhouse and Barn from one entrance. The location of the driveways was determined by the existing hardstanding and driveways already present on the site. An area of historic red brick has been uncovered adjacent to the Piggery which is proposed to be utilised for an area of parking for the Farmhouse with additional parking being a gravel material. The driveway to the barn dwelling is proposed to also be gravel, only changing to a block or concrete surface at the entrance to avoid gravel entering onto the public highway. Given the likelihood of much of this area being hardstanding previously given its function as a central courtyard in its historic use as a working farm, it is not deemed that the alterations to the landscape will be of a negative impact to the Listed Buildings. The progression of a shared access has been determined by the advice received within Pre-Application service, emphasising the importance of retaining the stone boundary wall. The proposal is felt to provide a significantly improved access to the two Listed Buildings whilst retaining as much of the stone boundary wall as possible. The intentional landscaping shown on the drawings aims to assist in screening and improving the appearance of the site, framing the views of the Listed Building whilst not having an impact on highway visibility or the functionality of the parking areas.
- 4.3.15 The gardens and grounds of the barn aim to be sympathetic to the wider Warlands site, using hedges and existing stone walls to divide the grounds rather than close board fencing which would have a negative impact on the wider setting and Listed buildings. A paved terrace is proposed to the rear of the barn that is of a relative size of the accommodation provided by the dwelling with an entrance path/terrace on the front elevation. A Part M compliant access is proposed to the front and rear of the dwelling.
- 4.3.16 It is noted in the Historic England Advice Note 16: Listed Building Consent document that:
- 4.3.16.1 *"Listed building consent was introduced both to protect historic buildings with special interest and to allow change to them within the limits of that special interest."*
- 4.3.16.2 *"The special interest of listed buildings is evident in building fabric and in design, that is in plan form, exterior and interior arrangement, features and decoration, all of which may present constraints or opportunities. Buildings develop as times change, expressing the social, economic, technological and artistic history of their times. Their special interest is expressed in their construction techniques, materials and craftsmanship, form and layout; their historic associations, and function, and the way that function has changed and the building therefore developed over time; and the evidence these give of innovation, past activity, social and economic change, which differ from place to place reflecting local environments, patronage and circumstances."*

- 4.3.16.3 *"Of course, where the fabric has clearly failed, for whatever reason, or the layout constricts beneficial, compatible, use today, it will need to be repaired, and may need to be replaced or altered, but those repairs and/or alterations need to be carried out in a way which matches or complements the fabric and design of the listed building, thus following the policy in the NPPF. Retention of as much historic fabric with its evidential layers of history, layout and features as possible, together with the use of appropriate materials and methods of repair, is likely to fulfil the NPPF policy to conserve heritage assets in a manner appropriate to their special interest."*
- 4.3.16.4 It is considered that on the above assessment the proposals meet the guidance set out by Historic England for the proposals.
- 4.3.17 When assessing the impact of the alterations in line with Historic England Advice Note 16 guidance, it is noted that the public benefit needs to be assessed relating to the perceived 'harm' of any proposal. *"The PPG makes it clear that change that leads to better conservation of the listed building may also be a public benefit. The PPG suggests that examples of heritage benefits may include (PPG, paragraph 020): Sustaining or enhancing the special interest of a listed building and the contribution of its setting, reducing or removing risks to a listed building, and **securing the use of a listed building which is both most useful to the owner and most supportive to its long-term conservation (its optimum viable use see PPG, paragraph 015).***
- 4.3.18 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 to a listed barn which will secure its future as a designated heritage asset are considered an overall public benefit as the function is evolving to provide an additional dwelling within the community. 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 buildings 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 function of the building is altering with the proposed changes, the evolution of the building not only retains the character and heritage value but is suitable for a family to enjoy. 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 building is fit for modern day living and in supporting the long-term conservation of this heritage asset. Whilst there is no public access, the building will be for residential use, which there will be public benefit derived from continuing to offer an additional residential unit in this location. Securing the refurbishment of the barn with a more economically sustainable future is entirely consistent with para 8c of the NPPF which sets out that sustainable development involves seeking positive improvements in the quality of the natural, built, and historic environment. On this basis the very slight harm is clearly outweighed by the benefits of the proposal.
- 4.3.19 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.

FIG 39: INTERNAL SKETCHES OF LOUNGE & DINING AREA



5 CONSULTATION

- 5.1 For details on the pre-app response from the IOW Council, please see submitted planning statement. In brief, the principle of converting the existing barn to form accommodation was supported by the Case Officer.
- 5.2 For alterations to Warlands Farmhouse under the reference numbers 24/00269/LBC & 24/00322/LBC additional consultation was undertaken with George Anelay BA PgDip MSt MCIfA, Director of West Sussex Archaeology Ltd. Although specific to the applications noted above, the relevant pieces of information relating to the history of the site are noted below.
- 5.3 His assessment of the proposals within this application are detailed below:
- 5.3.1 *Warlands Farm is mentioned as existing in a document of 1294/5, but its first actual depiction does not come until William Gardner's Ordnance Survey preparatory map of 1793 which shows two buildings, one approximately in the location of the farmhouse, the other in that of the adjacent barn. The published 1810 Ordnance Survey map uses the same survey. The next known map appears on a lease and release deed of 1819 (IOW Record Office No.JER/BAR/3/12/112) which shows the farm and farmhouse largely as they are today, although several of the farm's outbuildings have subsequently been demolished. This would suggest that the farmhouse was constructed before 1819, but probably after 1793, a date range which would fit with the physical appearance of the building and its Listing description.*
- 5.3.2 *Its construction date can perhaps be narrowed down yet further by documentary evidence, which records that the property changed hands in 1800, an event often linked to significant structural changes. Indeed, one relative of the new owners, the Trevethick/Wilkinson family, became tenant by 1814 (IOW Record Office No.JER/BAR/3/12/110). Furthermore, the extent of the new farm would suggest a significant financial investment, unlikely after 1815 when an agricultural depression set in, to last for over two decades. It would seem probable therefore that the existing farmhouse was constructed between 1800 and 1814, specifically with a view to it housing a member of the owner's family as farm manager.*

6 CONCLUSION

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