

HERITAGE STATEMENT FOR ROSEHILL BARN, OWSLEBURY, SO21 1JS

JOB NO: 439-08



SIMON GRIFFITHS

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1 INTRODUCTION

1.1 AUTHORITY AND REFERENCES

Hutton + Rostron Environmental Investigations Limited were appointed to prepare a heritage statement, which includes preparation of an assessment of significance and heritage impact assessment for works to the dwelling known as Rosehill Barn, which is part of the grade II listed building identified by the list description as Barn at May's Farm, in accordance with the instruction received from Simon Griffiths by completed order form received by email on 31 July 2023 [17:16]. Reference was made to plans supplied by LA Hally Architects. For the purpose of orientation in this report, the principal elevation of the building was taken as facing north-east towards the driveway

1.2 AIM

The aim of the assessment of significance is to identify the architectural and historic interest of Rosehill Barn and the merits and provenance of fabric. The subsequent part of the heritage statement includes a review of legislation, policy and guidance which would be accounted for in the formal consideration of proposals affecting the listed building. The heritage impact assessment is intended to account for the former matters and justify how the works proposed in the accompanying listed building consent application and planning application will preserve the significance of the building and accord with legislative and policy requirements

The statement is intended to satisfy paragraph 200 National Planning Policy Framework (December 2023)

1.3 LIMITATIONS

The assessment of significance was based on a site visit which comprised of a visual assessment of the building. Limited invasive investigations were undertaken in the form of localised opening up but no sampling techniques were used to assess the building's fabric. The assessment takes account of documentary evidence which was publicly accessible and available at the time of reporting. It does not constitute a comprehensive and detailed review of all documentary sources (i.e., archive material and books and publications which could only be accessed in person by appointment), and the documentary research is undertaken without prejudice to further sources information coming to light later which may contribute to further understanding of the architectural and historic interests of the buildings. H+R cannot be held liable for not taking account of information not publicly accessible or not provided by the client

1.4 H+R STAFF ON SITE

Ms Katie McAndrew

1.5 PERSONNEL CONTACTED

Mr Simon Griffiths

2 ASSESSMENT OF SIGNIFICANCE

2.1 ASSESSING SIGNIFICANCE: SUMMARY

- 1 The dwelling now known as Rosehill Barn, a name coined in the 21st century, was created c.1985 when the western end of the grade II listed 17th century aisled barn was converted into a dwelling. The accommodation would later be enlarged in c. 2000 and extended further into the remaining barn. As it stands today, the grade II listed barn identified in its listing as Barn at Mays Farm comprises of approximately 2/5 as barn (unconverted) to the east end, serving as storage and under the same ownership as Mays Farmhouse, and approximately 3/5 of the building to the west as a dwelling known as Rosehill Barn. The different uses of the barn fall under separate ownership and the grounds associated with each are separated by well-defined boundary treatments. The barn was listed in December 1983 and its part conversion to residential use was undertaken with the benefit of listed building consents and planning permissions
- 2 The c.1985 residential conversion involved extensive works to the barn and major interventions to the exterior. Externally, the roof covering over the entire barn was replaced with reclaimed pantiles, reputedly from East Anglia and not characteristic of the Hampshire vernacular. A chimneystack was introduced to the building protruding through the roof. Much of the west end was reconstructed in modern blockwork and brick (laid to stretcher bond) construction incorporating damp proof course. Where weatherboard remains, this is modern replacement. The windows and doors were introduced as part of the conversion as the original barn did not possess such features and they reflect a form and style characteristic of the late 20th century type. In conclusion, no historic fabric can be found on the exterior of Rosehill Barn; all the fabric to the exterior of Rosehill Barn dates to c.1985 or later
- 3 The c.1985 residential conversion involved major intervention to the interior of the barn. Internally the once open interior that would have been characteristic of an aisled barn space was divided horizontally to create a ground floor, 1st floor and attic space arrangement through the building and with vertical partitioning to form rooms. The interior of the barn has lost any sense of open space it possessed as a barn. The fabric introduced into the building as part of the c. 1985 conversion is typical of its time comprising of blockwork, plasterboard, gypsum plaster and sheet board flooring none of which is of any architectural or historic merit. A limited amount of the barns original and/or historic timber frame is visible internally specifically part of the arcade plates, beautiful waney tie beams and arcade posts which are truncated at the base and set on concrete pads. In some parts salvaged timber has been used for aesthetic purposes and does not relate to arrangement of the historic timber frame barn
- 4 Historically the barn and associated dwelling were tenanted property, part of the Longwood Estate, and it assumed the barn was erected for and by an estate. The Longwood Estate was a 3500–4000-acre estate, holding land across the parishes of Beauworth, Cheriton, Owslebury and Tichborne and comprising of the main house as Longwood House, at least 9 farms and at least 25 [tenanted] cottages. The estate was owned by the Ricket family but came into the possession of Earl's Northesk (Carnegie family) in the late 18th century. The Earl of Northesk sold the estate in 1914 to the Earl of Eldon who owed it until c.1940 when it was sold as a single interest again. The

estate sold once again in c.1972 but this time it was divided up and sold off in parts and at this point it is believed the barn became independent of estate ownership, ceased to be tenanted (by tenant farmers) and presumably ceased use as a barn serving a farming function. The barn was sold with Mays Farmhouse and at the time of sale the farmhouse was actually divided into three cottages

2.2 ASSESSING SIGNIFICANCE: STATUTORY DESIGNATIONS

Listed status

- 1 The dwelling known as Rosehill Barn occupies part of a barn that is afforded statutory protection as a grade II listed building. The listed barn is identified in its listing as Barn at Mays Farm and was listed on 19 December 1983. It is listed under the parish of Cheriton and identified by the following list description:

Barn, C17 and C18. Timber-frame weatherboarded on brick and flint plinth with asbestos pantile roof. C17 3-bay aisled all-round barn with 2 C18 bays added to left. Central C17 bays has inset double doors under wall plate with weatherboarded reveals. Roof hipped.

Adjacent listed buildings

- 2 The adjacent property known as Mays Farmhouse is afforded statutory protection as a grade II listed building and was also listed on 19 December 1983. Listed under the parish of Cheriton it is identified by the following list description:

Farmhouse now house. C17, restored c1980. Timber-frame on flint plinth with gable end and passage bay rebuilt in brick, plain tile roof. 3 bay, narrow smoke/passage bay and outshot bay to left, jettied 1st floor. 2nd bay from left rebuilt in brick, replacing 1st floor and filling in under jetty with C20 double plank door. Each end bay rebuilt in brick. Windows 2 and 4-light C20 hardwood casements with slight eyebrows in right 2 bays. Roof half-hipped to right and hipped and swept down to left. Above door large multiflued ridge stack

- 3 The row of cottages to the south known as Mays Cottages are afforded statutory protection as a grade II listed building and were listed on 19 December 1983. Listed under the parish of Cheriton, they are identified by the following list description:

Row of 3 cottages. "GNJ 1889" on tablet, by G Devey for Lord Northesk. Ground floor flint with brick dressings, timber-frame with plaster infill 1st floor, plain tile roof. Projecting right cross wing to 5 window range building, 1½ storey, jettied 1st floor. Doors at right end, between windows to left of centre and to inner side of wing. 4 3-light casements some leaded. Between windows and each corner of front of wing bracket to jetty on stone corbel. 5-light casement in wing with 3-light casement in gable. Above central window tablet with on roof gabled 2-light casement dormer with bargeboard and either side gabled eyebrow dormer with 2-light leaded casements and bargeboards. Bargeboards to gables. Right stacks to gabled eyebrow dormers and large stacks, set behind ridge on gables

Conservation area designation

- 4 The property is not located within a conservation area

2.3 ASSESSING SIGNIFICANCE: PLANNING HISTORY

2.3.1 Local Planning Authority - records

- 1 There are 3 determined (approved) applications which appear under Winchester City Council's online planning portal. The dates given accord with the determination dates. These are summarised below:
 - **00/00409/LIS & 00/00410/FUL** (approved 26 May 2000). Internal alterations and installation of new rooflight to facilitate conversion from barn/store to office with bedsit accomadation. *This approval concerns the intended use of the converted part of the barn as office for Ashby Guion Associates Ltd with bedsit, kitchen and bathroom facilities. The documentation shows the building was known as Mays Farm Barn at the time of the application and show the building being in "residential use with a dormer window and rooflights in the elevations". Consent was granted to increase the internal floor area to the east*
 - **93/00435/OLD** (approved 12 Jan 1993). Side extension and first floor accomadation of existing barn/garage; Mays Farm, Mays Farm Barn, Longwood. *This approval allowed for the enlargement of the garage building (which now forms detached residential accomadation) creating the footprint and form of the garage building that exists today and allowing for a ground floor garage with first floor accomadation comprising of bedroom and bathroom. The documentation shows the building was known as Mays Farm Barn at the time of the application. The building remained in ownership of the Ashbys*
 - **85/00525/OLD** (approved 14 Feb 1985). Conversion of part of barn to dwelling: Mays Farm, Longwood Dean Lane. *This approval permitted the original conversion of part of the listed barn to a dwelling although the scheme approved does not reflect the extant appearance or internal layout of the current dwelling. The planning documents show the barn was referred to as Mays Farm Barn at the time of the application, a garage (which now forms detached garage and part accomadation) was part of the proposal and the work was done by Ashby Guion Associated Ltd (Architect & Builder), Mr Ashby the company MD had purchased Mays Farm 6 years previous and converted the main house from three cottages to a single dwelling*

2.4 ASSESSING SIGNIFICANCE: DOCUMENTARY RECORDS

2.4.1 Books and archives

- 1 British History Online: The listed barn is associated with Mays Farm which is in a hamlet known as Longwood/Longwood Dean on the western edge of the parish of Cheriton close to the parish boundary with the parish of Owslebury. Cheriton and Owslebury both have entries in the BHO but no mention is made of a Mays Farm or specifically Longwood Dean
- 2 Pevsner N (1967 Ed): Neither Mays Farm, its associated barn or Longwood/Longwood Dean are referenced in under the parish of Cheriton or Owslebury
- 3 Hampshire Archives: There is one specific reference to Mays Farm but there are just under 100 records which make general reference to the Longwood Estate. Of these records held within the Hampshire Archives the following are particularly noted:
 - 1892 Proofs of sales particulars for sale of Longwood House and Estate (133A15/B1/26)
 - 1892 Printed sale plan for the sale of the Longwood Estate (133A15/B1/30)
 - 1900 Printed sale plan for the sale of the Longwood Estate, Owslebury

- 1910 plan of Longwood Estate (8M61/76)
 - 1914 Papers relating to the sale of the Longwood Estate (133A15/B1/28)
 - 1929-1934 Estate rental ledgers (117M91/CS1/1/1)
 - 1940 Sales particulars for The Longwood Estate (44M70/E61/3)
 - 1940 Sales particulars for The 3817 acre Longwood Estate (117M91/SP142)
 - 1972 sales particulars for Longwood Estate associated with sale of farms, cottages and parcels of land (64M80/11)
 - 1972 sales particulars for the Longwood Estate associated with building and land in Beauworth, Cheriton, Owslebury and Tichborne)
 - 1978 building control plans for Mays Farm, Longwood, Dean Lane (Plans presumably associated with conversion of the main house from three cottages into one dwelling which occurred at this time (W/C30/6/5/1644)
 - 1993 sales particulars of Longwood Estate associated with sale of house and land (38M82/47)
- 4 National Archives Catalogue; There is no reference to material associated with a Mays Farm or its associated barn connected with the parishes of Cheriton or Owslebury. There is one general reference to the Longwood Estate although relating to a different estate building
- 5 Historic England Archives; there is no reference to material associated with a Mays Farm or its associated barn, under the parish of Cheriton or Owslebury
- 6 Winchester HER & Winchester UAD; There is reference to Mays Farmhouse (Ref:5569) and Mays Cottage (Ref:5568), Longwood Dean identifying their listed status. Information on the cottages also reference RIBA held drawings. There is no reference to barn at Mays Farm or Rosehill Barn

2.4.2 Historic newspaper references

- 1 There is no reference to a Mays Farm of Cheriton or Owslebury in historic newspaper sources although Longwood Dean Farm and Longwood Farm receives a few mentions. The Longwood Estate is referenced in historic newspaper records as follows:
- (i) **1940:** 7 September. Hampshire Advertiser. Advert detailing Earl of Eldon's instruction to sell the 3817-acre Longwood Estate which includes mansion house in 116-acre parkland, nine mixed farms and 25 cottages (Extract under Appx A Fig. 1)
 - (ii) **1908:** 6 May Globe. Advert for the sale of the Earl of Northesk "*well known sporting estate known as Longwood Estate which covers 3685 acres*". (Extract under Appx A Fig. 2)

2.4.3 Photographic records

- 1 There are no photographic images of the barn in the online albums of Historic England's Places collection, Historic England's Aerial photo collection Images of England collection, Francis Firth collection or Cambridge air photos
- 2 There are five references to photographs of Mays Farmhouse held in the Hampshire Archives collection dating from 8 October 1979 – 24 September 1980 and appearing to be specific to the renovation of the main house from three cottages into one dwelling. These photographs are held under references 7M91/351, 7M91/353, 7M91/354, 7M91/355 and 7M91/351

2.4.4 Cartographic records

- 1 Historic maps can provide an understanding about the development of landscape and settlement morphology, street patterns, street name and sometimes accurate building footprints. The following maps are insightful when researching Rosehill Barn
 - (i) **1840.** Tithe Map. The footprint of farmhouse and barn are shown on map. Mays Farm is not named on the map
 - (ii) **Published 1873** Surveyed 1869/70 OS County Series six inch. The footprint of the farmhouse and barn is shown. Mays Farm is not named on the map. (Extract under Appx A Fig. 3)
 - (iii) **Published 1897.** Revised 1895. OS County Series 25 inch. The footprint of the farmhouse and barn is shown. Mays Farm is not named on the map. (Extract under Appx A Fig. 4)
 - (iv) **Published 1909.** Revised 1908 OS County Series 25 inch. The footprint of the farmhouse and barn is shown. Mays Farm is not named on the map. (Extract under Appx A Fig. 5)
 - (v) **Published 1910.** Revised 1908 OS County Series 25 inch. The footprint of the farmhouse and barn is shown. Mays Farm is not named on the map. (Extract under Appx A Fig. 6)

2.4.5 Census records

- 1 Census records and building register information yield a little knowledge on the occupants of the property from 1851 through to 1939. The information allows an understanding of who lived at the property, their profession, occasionally the size of farm holding, allows some assumptions to be made of occupant/building status and provides a cross reference with trade directory information and other documentary sources. The information gathered from these sources is as follows:
 - (i) **1837** Tithe Terrier states property owner of building now known as Mays Farmhouse and of adjoining barn as The Right Honourable John Eldon Fourth Earl of Eldon and the occupier as John Whale and The Earl of Northesk. The same owner and occupier are associated with multiple buildings and parcels of land in the Longwood area of the parish of Cheriton. Mays Farm is not named.
 - (ii) **1841** John Whale (30) farmer, wife Jane (30) and three others living at Longwood, Cheriton although it is unclear which property they occupy as properties are not named or numbered. 10 houses referenced in Longwood
 - (iii) **1851** John Whale (42) farmer of 280 acres employing 7 labourers, Jane (41) and three servants living at Longwood Farm. No other buildings are named. Area known as Longwood Dean with 8 houses but only Longwood Farm is named
 - (iv) **1861** John Whale (52) farmer of 235 acres employing four labourers and 3 boys, Jane Whale (42). Area identified as Longwood Dean with 7 houses, but none are named
 - (v) **1871** 8 houses referenced in Longwood Dean. The farms named are Longwood Dean Farm and Longwood House.

- (vi) **1881** 7 houses referenced in Longwood Dean but no buildings are named. Longwood Dean is identified as hamlet.
- (vii) **1891** 7 houses referenced in Longwood Dean but no buildings are named.
- (viii) **1901** Longwood Dean area not identified in census
- (ix) **1911** 11 houses referenced in Longwood Dean with two named as Longwood Dean Farm and Mays Cottages.
- (x) **1939** Longwood Dean referenced but there is no reference to a Mays Farm.

2.4.6 Trade directory search

- 1 Trade directory searches provide no referenced to Mays Farm, the barn or any associated occupation of information. Trade directories provide a limited insight into the parishes of Owslebury and Cheriton. The trade directories reviewed as part of the research include:
 - (i) **1859**, Directory of Hampshire and the Isle of Wight – Cheriton and Owslebury. Under the Cheriton entry the Earl of Northesk is cited as one of the copyholders/freeholders of land in the parish. Longwood Dean is referenced only in as much as John Whales is cited as the farmer there. Under the Owslebury entry the Earl of Northesk is cited as one of the copyholders/freeholders of land in the parish. His house is cited as formally Longwood House now called Rosehill.
 - (ii) **1898**, Directory of Hampshire and the Isle of Wight – Cheriton and Owslebury. No mention of Longwood Dean under Cheriton entry. Under the Owslebury entry the Earl of Northesk is cited as one of the principal landowners in the parish. His house is called Longwood House again is rented out to Lord Aberdare
 - (iii) **1911**, Kelly's Directory of Hampshire & Isle of Wight – Cheriton and Owslebury entries. No mention of Longwood Dean under Cheriton entry.

2.5 ASSESSING SIGNIFICANCE: FABRIC ASSESSMENT

- 1 Assessment of building fabric provides an opportunity to understand a historic building in greater detail, identify the provenance and value of building fabric and identify features of special architectural and historic interest which contribute to its significance or may show a lack of significance
- 2 In undertaking a fabric assessment internal rooms have been identified by alphanumeric reference in text and shown on floor plans referenced in Appendix B (i.e., G/01 = ground floor)
- 3 For the purpose of this assessment the focus of the assessment was on the parts of the listed building known as Rosehill Barn only. The ancillary garage was not assessed as it is known the ancillary garage was built in c.1985 and extended in c. 1993 and this building has no historic interest and is not afforded statutory protection as a curtilage structure because it was built after 1 July 1948
- 4 The fabric of Rosehill Barn was assessed on 30 August 2023 and the observations made are laid out in the table below. Rosehill Barn is formed at the west end of a larger barn and for the purpose of this assessment only the fabric associated with Rosehill Barn was assessed. Photographs of Rosehill Barn are presented in Appendix C, Fig. 1 - Fig. 15 are external photographs and Fig. 16 to Fig. 46 as internal photographs:

ITEM	EXTERIOR	ELEMENT	OBSERVATIONS
2.5.1	Exterior	Roofing	<p>Hipped roof (hip at west end) with reclaimed pantile roof covering and half round ridge and verge tiles. <u>North</u> roof slope with low wide dormer with pantile roof covering also divided into 6 no. side casement lights, 1 no. Velux roof light and 1 no. flue. <u>South</u> roof slope with vertical flashing detail between end bay and barn to east and 3 no. Velux roof lights. West roof slope with 2 no. Velux rooflight.</p> <p><i>Note: The list description refers to the building pre-conversion and describes the roof as “asbestos pantile roof”. The former owner, whom converted the building in c.1985, confirmed the pantiles were purchased as salvage from a reclaim yard the east of England. The roof lights are also c. 1985 or later an incorporated into the roof when the building was converted to a dwelling.</i></p>
2.5.2		Chimneystacks	<p>South roof slope with 1 no. modern brick-built chimneystack to west end of roof @ 22 courses above roofline. No chimney pots.</p> <p><i>Note: the listed description refers to the building pre conversion. It describes the exterior and makes no reference to a chimneystack. The building did not have a chimneystack in its original form as a barn.</i></p>
2.5.3		Rainwater Goods	<p>Black plastic rainwater goods, c.1985 or later. ½ round gutters on rafter brackets. North roof slope with 2 no. downpipe. South roof slope with 1 no. downpipes at east end.</p>
2.5.4		Walls	<p>North-east elevation facing driveway:</p> <p>West end with modern brickwork (210mm (l) x 62mm(h)), c.1985, laid to stretcher bond and built with cement mortar. East end weatherboarded as assumed replacement modern weatherboarding (150mm exposed (h)), uniform.</p> <p>South-west elevation facing garden:</p> <p>Modern brickwork (210mm (l) x 62mm(h)), plinth (350mm falling away toward road), c.1985, laid to stretcher bond, built with cement mortar and incorporating a damp proof course. Weatherboarding above as assumed modern replacement boards (150mm exposed (h)), uniform.</p> <p>North-west elevation facing road:</p> <p>Modern brickwork (210mm (l) x 62mm(h)), c. 1985, plinth (730mm (h)) laid to stretcher bond, built with cement mortar and incorporating a damp proof</p>

			<p>course. Weatherboarding above as assumed modern replacement boards (150mm exposed (h)), uniform.</p> <p><i>Note: the listed description refers to the building pre conversion. It describes the exterior and makes reference to the building having a brick and flint plinth. No flint remains in the plinth to Rosehill Barn as the plinth around the dwelling was entirely rebuilt c. 1985</i></p>
2.5.5		Windows	<p>All windows as modern c.1985 or later decorated timber, double-glazed, storm-proof casement windows, without glazing bars.</p> <p>North-east elevation facing driveway:</p> <p>Ground floor with 2 no. single light side hung casements, 1 no. double light side hung casement and 1 no. small top hung casement. First floor within dormer comprising of 6 no. side hung casements.</p> <p>South-west elevation facing garden:</p> <p>Ground floor with 1 no. three light mullioned window. and 1 no. double light side hung casement.</p> <p>North-west elevation facing road:</p> <p>Ground floor with 2 no. double light side hung casement windows.</p> <p><i>Note: The list description refers to the building pre-conversion. It describes the exterior of the building and makes no mention of any window openings.</i></p>
2.5.6		Doors	<p>All doors as modern c.1985 or later timber doors. Where doors incorporate glazing, this is double-glazed.</p> <p>North-east elevation facing driveway:</p> <p>Main door (located at porch) as vertically boarded stable style door with light to upper part of door. Secondary access (to east side of elevation) as 1 no. vertical boarding to lower part of door with fixed light to upper part (light double glazed).</p> <p>South-west elevation facing garden:</p> <p>To east end, 1 no. pair of glazed French doors. To west end (living room) 1 no. glazed door with glazed side lights.</p> <p>North-west elevation facing road:</p> <p>No door.</p> <p><i>Note: The list description refers to the building pre-</i></p>

			<i>conversion. It describes the exterior of the building and the only mention it makes to doors are double doors under the wall plate which remain in the east side of the barn</i>
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ITEM	ROOM	OBSERVATIONS
Roof Structure		
2.5.7	Roof structure	<p>Sheet membrane overlaying timber roof structure of predominantly modern, c.1985, members - sawn ridge, sawn rafters and sawn collars and purlin present to south slope. Historic timbers, including poled rafters, survive ad-hoc throughout the roof including <u>north-east roof slope</u> with at least 6 no. historic rafters intermingled between modern rafters, often partnered and not serving a structural purpose, <u>south-west roof slope</u> with 4 no. historic rafters intermingled between modern rafters, often partnered and not serving a structural purpose. <u>North-west hip</u> comprises of at least 7 no. historic rafter, not serving a structural purpose and overlaid by modern roof structure taking the fixing/weight of tiles. East end of roof space as solid blockwork wall set in cement mortar.</p>
First Floor		
2.5.8	General Observations	<p>Prior to conversion into a dwelling house the barn would have likely been open as a single open internal space. The division of the barns interior to create a first floor and separate first floor rooms is consequential to its conversion into a dwelling which occurred c.1985 with later c. 2000 enlargement at the east end. The interior fabric specific ceiling, walls, floors and door finishes is formed of modern fabric largely plasterboard and sheet flooring, c.1985 or later. A very limited amount of historic fabric, specifically timber frame, is visible within the first floor and where it is visible it is seen in part and not to its full extent.</p>
2.5.9	Room F1	<p>Ceiling: Sloping to underside of roof up to assumed collar position then horizontal across at collar. Decorated plasterboard with south-west slope presenting 4 no. exposed timbers (modern) and trimmer around Velux.</p> <p>Walls: <u>North-east</u> exposed timber frame comprising of arcade plate (assumed original) and decorated plasterboard. <u>South-east</u> exposed timber framing comprising of arcade posts (original with south post of note for having bark remaining on surface), waney tie beam (original) bracing below tie beam (assume later replacement), struts above tie beam (assume later replacement) and decorated plasterboard. <u>South-west</u> exposed timber framing comprising of arcade plate (original) showing peg holes and decorated plasterboard. <u>North-west</u> as decorated plasterboard over blockwork. Modern skirting to extent of room.</p> <p>Floor: Sheet board over modern suspended floor structure.</p> <p>Internal door: modern, c.2000 or later vertically boarded ledge and brace timber door.</p> <p><i>Note: This room was created when the dwelling was enlarged c. 2000 under 00/00409/LIS & 00/00410/FUL</i></p>

2.5.10	F2 (hallway)	<p>Ceiling: Decorated plasterboard with loft hatch.</p> <p>Walls: Decorated plasterboard. <u>North-west</u> wall over staircase with part exposed tie beam (original).</p> <p>Floor: Fitted carpet, underlying floor unobserved but assume sheet board over modern suspended floor structure.</p>
2.5.11	F3 (Bathroom)	<p>Ceiling: Sloping southwards to underside of roof up to assumed collar position then horizontal across at collar. Decorated plasterboard presenting 1 no. exposed timber (assume salvaged)</p> <p>Walls: Part decorated and part undecorated plasterboard. <u>South-east</u> wall as decorated plasterboard over blockwork.</p> <p>Floor: Wooden sheeting, underlying floor unobserved but assume sheet board over modern suspended floor structure.</p> <p>Internal door: modern, c.1985 or later vertically boarded ledge and brace timber door.</p>
2.5.12	F4 (Bedroom)	<p>Ceiling: Sloping southwards to underside of roof up to assumed collar position then horizontal across at collar. Decorated plasterboard presenting 1 no. exposed purlin and 2 no. exposed timbers.</p> <p>Walls: <u>North-east</u> and <u>South-east</u> wall as decorated plasterboard. <u>North-west</u> exposed timber frame comprising of jowled upper part of assumed arcade post (original) and waney tie beam which has been lifted (original but modified), strut above tie beam (assume original) and decorated plasterboard. Modern profiled skirting to extent of room.</p> <p>Floor: Fitted carpet, over sheet board over modern suspended floor structure.</p> <p>Internal door: modern, c.1985 or later vertically boarded ledge and brace timber door.</p>
2.5.13	F5 (Bedroom)	<p>Ceiling: Sloping part northwards to underside of roof up to assumed collar position then horizontal across at collar. Decorated plasterboard presenting 1 no. exposed rafter.</p> <p>Walls: <u>North-east</u> decorated plasterboard with short section of arcade plate. <u>South-east</u> as fitted cupboards. <u>South-west</u> as upper part glazed, and lower part decorated plasterboard. <u>North-west</u> exposed timber framing comprising of tie beam (original)</p> <p>Floor: Fitted carpet, underlying floor not observed but assume sheet board over modern suspended floor structure.</p> <p>Internal door: modern, c.1985 or later vertically boarded ledge and brace timber door.</p>
2.5.14	F6 (Storage)	<p>Ceiling: Sloping to underside of roof on north-east, south-west and north-west side of roof up to assumed collar position then</p>

		<p>horizontal across at collar of decorated plasterboard.</p> <p>Walls: <u>North-east</u> exposed timber frame comprising of arcade post (assumed original), arcade plate (assume original) brace (assume original) and decorated plasterboard. <u>South-east</u> exposed timber framing comprising of tie beam which has been lifted (assume original but modified in position) and decorated plasterboard. <u>South-west</u> exposed timber framing comprising of aisle post (original), brace(original) and decorated plasterboard. <u>North-west</u> exposed timber frame comprising of arcade plate (assumed original), 2 no braces, arcade post (assume original) and decorated plasterboard. Modern skirting to extent of room.</p> <p>Floor: Fitted carpet, underlying floor not observed but assume sheet board over modern suspended floor structure.</p> <p>Internal door: modern, c.1985 or later vertically boarded ledge and brace timber door.</p>
2.5.15	F7 (Bathroom)	<p>Ceiling: Sloping northwards following underside of roof up to assumed collar position then horizontal across at collar as decorated plasterboard with 1 no. exposed principal rafter to east side of ceiling.</p> <p>Walls: <u>North-east</u> exposed timber frame framing comprising of arcade plate (assume original), jowl upper part of arcade post (assume original) and brace (assume original). <u>South-east</u> exposed timber frame comprising of tie beam which has been lifted (assume original but modified). <u>South-west</u> and <u>North-west</u> decorated plasterboard.</p> <p>Floor: Fitted carpet, underlying floor not observed but assume sheet board over modern suspended floor structure.</p> <p>Internal door: modern, c.1985 or later vertically boarded ledge and brace timber door.</p> <p>Fittings: Modern bathroom fixtures and fittings.</p>
Ground Floor		
2.5.16	General Observations	<p>Prior to conversion into a dwelling house the barn would have likely been open as a single open internal space. The division of the barns interior to create a ground floor below a ceiling and separate ground floor rooms is consequential to its conversion into a dwelling which occurred c.1985 with later c. 2000 enlargement at the east end. The interior fabric specific ceiling, walls, floors and door finishes is formed of modern fabric largely plasterboard and sheet flooring, c.1985 or later. A very limited amount of historic fabric, specifically timber frame, is visible within the ground floor and where it is visible it is seen in part and not to its full extent. Historic timbers have also been repurposed for aesthetic purposes on the ground floor and do not relate to the construction of an aisled barn.</p>
2.5.17	G1 (Living space)	<p>Ceiling: Decorated plasterboard</p> <p>Walls: <u>North-east</u> exposed timber framing comprising of sole</p>

		<p>plate (assume original) and 5 no. studs (assume original) and decorated plasterboard. <u>South-east</u> exposed timber framing comprising of arcade posts exposed and 1 no. stud and sole plate to south end and decorated plasterboard. <u>South-west</u> exposed timber framing comprising of post, wall plate below window, 3 no. studs and plasterboard. <u>North-west</u> decorated plasterboard. Plain skirting to room.</p> <p>Floor: Carpeted, underlying floor surface unobserved but assume solid concrete.</p> <p><i>Note: This room was created when the dwelling was enlarged c. 2000 under 00/00409/LIS & 00/00410/FUL</i></p>
2.5.18	G2 (Lobby)	<p>Ceiling: Decorated plasterboard.</p> <p>Walls: <u>North-east</u> assume decorated plasterboard over masonry. Other walls as decorated plasterboard with exposed beam over south wall. Beam as recycled timber positioned for aesthetic purpose and not relating to original arrangement of historic aisled barn</p> <p>Floor: Laminate floor covering, underlying floor surface unobserved but assume solid concrete. Plain skirting</p> <p>Internal doors: 3 no. doors modern, c.1985 or later vertically boarded ledge and brace timber door.</p>
2.5.19	Room G3 (Utility)	<p>Ceiling: Decorated plasterboard presenting 1 no. exposed beam. Beam as recycled timber positioned for aesthetic purpose and not relating to original arrangement of historic aisled barn</p> <p>Walls: <u>North-east</u> as decorated plaster board with beam to at top of wall. Beam as recycled timber positioned for aesthetic purpose and not relating to original arrangement of historic aisled barn <u>South-west</u> and <u>North-west</u> as decorated plasterboard. <u>South-east</u> as decorated plaster on masonry. Plain skirting to room</p> <p>Floor: Tiled floor, underlying floor surface unobserved but assume solid concrete.</p>
2.5.20	Room G4 (Kitchen)	<p>Ceiling: Decorated plasterboard incorporating 1 no. beam off set to central part of ceiling orientated north/south. Beam as recycled timber positioned for aesthetic purpose and not relating to original arrangement of historic aisled barn</p> <p>Walls: <u>North-east</u> as decorated plasterboard. Other walls as decorated plaster over blockwork. Plain skirting to room.</p> <p>Floor: Tiled floor, underlying floor surface unobserved but assume solid concrete.</p>
2.5.21	G5 (toilet/utility)	<p>Ceiling: Decorated plasterboard</p> <p>Walls: <u>North-east</u> and <u>south-east</u> not observed. <u>South-west</u> as decorated plasterboard with exposed timber beam to top of wall. Beam at top of wall as recycled timber positioned for aesthetic purpose and not relating to original arrangement of historic</p>

		<p>aisled barn. <u>North-west</u> as decorated plaster on assumed blockwork. Plain skirting to room.</p> <p>Floor: Sheet vinyl floor covering, underlying floor surface unobserved but assume solid concrete.</p> <p>Internal door: Modern, c.1985 or later painted vertically boarded ledge and brace timber door.</p>
2.5.22	G6 (entrance hall)	<p>Ceiling: Decorated plasterboard with 1 no. exposed timber beam to south side of ceiling orientated east/west, as recycled timber positioned for aesthetic purpose and not relating to original arrangement of historic aisled barn</p> <p>Walls: <u>North-east</u> wall as decorated plaster on blockwork. Timber beam forming window lintel as recycled timber positioned for aesthetic purpose and not relating to original arrangement of historic aisled barn. <u>South-east</u> and <u>south-west</u> as decorated plaster on assumed blockwork. <u>North-west</u> wall as decorated plasterboard with 1 no. post aligning with beam above Beam as recycled timber positioned for aesthetic purpose and not relating to original arrangement of historic aisled barn. Plain skirting to room.</p> <p>Floor: Carpeted, underlying floor surface unobserved but assume solid concrete.</p> <p>Internal doors: Modern, c.1985 or later vertically boarded ledge and brace timber door.</p>
2.5.23	G7 (Toilet)	<p>Ceiling: Decorated plasterboard.</p> <p>Walls: <u>North-east</u> and <u>north-west</u> as decorated plaster over assumed blockwork. West wall incorporating recycled timber lintel. <u>South-east</u> and <u>south-west</u> as decorated plasterboard. Profiled skirting to room.</p> <p>Floor: Concrete without floor covering.</p> <p>Internal door: Modern, c.1985 or later vertically boarded timber door.</p>
2.5.24	G8 (Living room)	<p>Ceiling: Decorated plasterboard with 1 no. exposed timber beam orientated east/west, as recycled timber positioned for aesthetic purpose and not relating to original arrangement of historic aisled barn</p> <p>Walls: <u>North-east</u> as decorated plaster over blockwork with plasterboard at east end. <u>South-east</u> as decorated plaster over blockwork and plasterboard incorporating late 20th century brick fireplace. fireplace. <u>South-west</u> as decorated plaster onto blockwork. <u>North-west</u> wall as decorated plaster on blockwork with 1 no. beam at top of wall, as modern timber positioned for aesthetic purpose and not relating to original arrangement of historic aisled barn. Exposed timber frame comprising of 2 no. arcade posts, assumed original and sat on c.1985 brick pads. Timber bracing as part original and part recycled timbers. Plain</p>

		<p>skirting to room.</p> <p>Floor: Carpeted, underlying floor surface unobserved but assume solid concrete.</p> <p>Internal doors: Modern, c.1985 or later vertically boarded ledge and brace timber door.</p>
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3 LEGISLATIVE, POLICY AND GUIDANCE CONSIDERATIONS

3.1 LEGISLATION

- 1 The building in question is afforded statutory protection because it is part of a grade II listed building. It is acknowledged that the local planning authority will have to determine an application to undertake alterations to the building with due regard to the statutory duty under S16 and S66 Planning (listed buildings and conservation areas) Act 1990 which states:

'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

3.2 NATIONAL PLANNING POLICY FRAMEWORK (December 2023)

- 1 The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how they are expected to be applied, these are a material consideration in the decision-making process when local authorities assess planning applications. The local planning authority will have due regard to the policies set out in the NPPF when determining a listed building consent application for works involving alteration to Rosehill Barn. The extant NPPF was issued in December 2023
- 2 It is acknowledged that the local planning authority will give due regard to policies within the NPPF specifically those under section 16 – Conservation and enhancing the historic environment, when determining a listed building consent and planning application affecting the grade II listed Rosehill Barn. Policies 200, 201, 203 and 205 are likely to be considered when this proposal is reviewed. General policies on decision taking under 11 and application of condition under policies 55 and 56 will also be relevant
- 3 It is acknowledged that Rosehill Barn is located within the South Downs National Park and consequently the local planning authority will give due regard to heritage related policies concerning national parks protection specifically paragraph 176

3.3 LOCAL PLAN

- 1 Rosehill Barn, Owslebury falls under the planning remit of the South Downs National Park. Determination of this application will take account of the local planning authority's planning policies particularly where there is an up-to-date development plan. The extant local plan is the South Downs Local Plan (July 2019). The relevant heritage policies fall under the following documents:

Core Policies Document

Core Policy SD1: Sustainable Development

1. When considering development proposals that accord with relevant policies in this Local Plan and with National Park purposes, the Authority will take a positive approach that reflects the presumption in favour of sustainable development. It will work with applicants to find solutions to ensure that those development proposals can be approved without delay, unless material planning considerations indicate otherwise

2. The National Park purposes are i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and ii) to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. Where it appears that there is a conflict between the National Park purposes, greater weight will be attached to the first of those purposes. In pursuit of the purposes, the National Park Authority will pay due regard to its duty to seek to foster the economic and social well-being of the local communities within the National Park.

3. When determining any planning application, the Authority will consider the cumulative impacts of development.

4. Planning permission will be refused where development proposals fail to conserve the landscape, natural beauty, wildlife and cultural heritage of the National Park unless, exceptionally:

- a) The benefits of the proposals demonstrably outweigh the great weight to be attached to those interests; and
- b) There is substantial compliance with other relevant policies in the development plan.

Strategic Policy Document (A Thriving Living Landscape)

Strategic Policy SD12: Historic Environment

1. Development proposals will only be permitted where they conserve and enhance the historic environment, including through the safeguarding of heritage assets and their setting.

2. Applicants will be required to provide a Heritage Statement sufficient to allow an informed assessment of the impact of the proposed development on the significance of the heritage asset(s).

3. Development proposals which affect heritage assets (whether designated or non-designated) or their setting will be determined with regard to the significance of the asset, including the long-term conservation and enhancement of that asset.

4. Development proposals will be permitted where they enhance or better reveal the significance of heritage assets, particularly where they are considered to be at risk of irreversible harm or loss.

5. Development proposals which appropriately re-use redundant or under-used heritage assets with the optimal viable use, which secures their long-term conservation and enhancement, including of their setting, will be supported.

6. Development proposals for enabling development that would otherwise conflict with other planning policies, but which would secure the future conservation of a heritage asset will be permitted provided:

- a) The proposals will not materially harm the heritage values of the asset or its setting;
- b) It can be demonstrated that alternative solutions have failed;

- c) The proposed development is the minimum necessary to protect the significance of the heritage asset;
- d) It meets the tests and criteria set out in Historic England guidance Enabling Development and the Conservation of Significant Places
- e) It is subject to a legal agreement to secure the restoration of the asset; and
- f) It enables public appreciation of the saved heritage asset.

Development Management Policy SD13: Listed Buildings

1. Development proposals which affect a listed building, or its setting will only be permitted and listed building consent granted where:

- a) They preserve and enhance the significance of the listed building and its setting by demonstrating that loss of historic fabric and detail of significance, including internal features, floor plans and the integrity of the rooms, is avoided; or
- b) Harm to the significance of the listed building or its setting is considered to be outweighed by public benefits by the Authority, when appropriate mitigation measures will be expected, including archaeological investigation (including a written report) or recording.

2. Development proposals will be refused planning permission and/or listed building consent where they cause substantial harm to a listed building or its setting.

Development Management Policy SD14: Climate Change Mitigation and Adaptation of Historic Buildings

1. Development proposals will be permitted, and where relevant listed building consent granted, for works to heritage assets to adapt to, or mitigate the effects of, climate change where it can be clearly demonstrated that this is consistent with all of the following:

- a) The preservation and enhancement of the heritage asset's significance, character and appearance;
- b) The preservation and enhancement of the heritage asset's special architectural or historic interest;
- c) The long-term preservation of the historic built fabric; and
- d) The setting of the heritage asset.

2. Following preapplication advice it is acknowledged that the local planning authority also identified policy SD4 (Landscape Character), SD5 (Design) and SD31 (Extensions to existing dwellings and provision of annexes and outbuildings) as relevant policy considerations

3.4 PROFESSIONAL GUIDANCE

1 Historic England are the public body that champions and protects England's historic places. This organisation produces guidance to aid the ongoing care of historic building and specific guidance relating to the conversion of farm buildings. The following guidance has been consulted in the preparation of this application:

- Historic England, Conservation Principles, Policy, and Guidance (April 2008)
- Historic England, The Adaptive Reuse of Traditional Farm Buildings HEAN 9 (Sept 2017)
- Historic England, Adapting Traditional Farm Buildings (Sept 2017)

4 HERITAGE IMPACT ASSESSMENT AND POLICY COMPLIANCE

4.1 ASSESSING IMPACT: BACKGROUND

- 1 The heritage impact assessment is intended to explain works of alteration proposed to the historic listed barn, specific to external alterations and internal reconfiguration of space within the residential part of the barn known as Rosehill Barn. Alterations are also proposed to the ancillary, late 20th century, garage annex building
- 2 This heritage impact assessment is to be read in conjunction with location plan 753.SU.LOC, block plan referenced 753.SU.BLOCK, demolition plans 792.PL.DEM01 – 792.PL.DEM03, existing plans referenced 792.SU.101 – 792.SU.103, 792.SU.110, 792.SU.201- 792.SU.203 and 792.SU.210 and proposed plans referenced 792.PL.101 – 792.PL.103, 792.PL.110, 792.PL.201-792.PL.203 and 792.PL.210 and proposed site plan 753.PL.SITE

4.1.1 Pre-application engagement (SDNP/23/02203/PRE)

- 1 Following government guidance (presently set out in paras 39 and 40 NPPF Dec 2023), a pre-application enquiry (SDNP/23/-2203/PRE) was submitted to the LPA in Summer 2023. This enquiry sought feedback on a proposal to alter the interior of the Rosehill Barn, form a linked extension to join the main dwelling with its garage annex and enlarge the garage annex
- 2 The formal feedback received on the pre-application enquiry was issued on 13 July 2023 indicated the LPA would be amenable to alterations to Rosehill Barn but raised objection to the proposed linked extension. Key points taken from the pre-application feedback and comments of the Winchester City Council – Historic Environment Officer were:

Summary

- In principle objection to proposed link. Refinements are required to design of the annex and barn exterior. Opening up works required to establish whether any historic fabric remains in areas of proposed fabric removal

Significance

- Recognition that the interests of the listed building as a whole lie in its *“simple, rectilinear form and an expansive and low-reaching roof structure, as well as tall, double-leaf bay doors on the south-west elevation (on neighbour’s side)”*, simple materials and survival of historic timber frame. It is acknowledged that Rosehill Barn was heavily altered when it was converted to a dwelling and that modern parts include roof structures, tiles, dormers, skylights, weatherboarding and brick and flint. It was concluded that for Rosehill Barn *“In overall terms, the historic and agricultural character of the barn has been severely eroded as a result of its late-20th century conversion and alteration”*

- Recognition that *'The majority of internal fabric and partitions will be modern, dating from the residential conversion of the 1980s to subdivide the space into cellular living rooms'*
- Acknowledgement that the existing garage annex building is nondescript and of no particular architectural quality and makes no contribution to the significance of the listed barn

Design matters: alteration and extension

- Outright objection to the proposed link which would create a convoluted and complex built form and awkward junctions
- Acceptance that there is opportunity to replace the existing porch with *'a new, higher-quality entrance, in lieu of the current structure'*. Notes that the footprint and height of this will need to be revised, to integrate successfully with the host building.
- Acceptance of the addition of a dormer window to the SW roof slope, *'given the existence of a matching dormer on the opposite side, and the modern fabric that makes up the roof structure today'*
- Indicated that in principle there is no objection to changing and window and door openings but advises that where alterations are proposed to the openings *'the expansive glazing that is currently proposed should be moderated, to preserve a greater degree of solid envelope'*
- Acceptance that, on the basis that the interior is modern (c.1980s) alterations to the interior are in principle acceptable subject to ensuring they don't result in the loss of any surviving hidden timber frame
- Acceptance to the principle of adding a dormer to the west elevation but seeking revisions to the design as a box dormer is considered overly large and dominant
- Request that *"it would be extremely useful to have a Demolition Plan to show the elements of internal fabric proposed for removal"*

Further Investigations

- Recommendations for localised opening up work to be undertaken in key locations to establish whether any of the historic timber frame survive, specifically:
 - (i) In the section of NE wall that would be removed to create an entrance door from the new porch;
 - (ii) In the section of NE wall that would be removed to create a link from the barn entrance hall to the new link structure.
 - (iii) (NW elevation in location of enlarged window and
 - (iv) SW elevation in location of new / enlarged windows

3 Taking onboard the preapplication advice the proposals have evolved, and the design amended taking account of the following:

- Noting there was an outright objection to the creation of a link between the main listed barn and garage annex this element of work has been omitted from the proposals

- Noting there was an issue with the design of the dormer for the garage annex this aspect of design has been amended
- Localised opening up has been undertaken internally inside the listed barn to establish extant wall construction and the potential for surviving historic fabric and this revealed a lack of surviving fabric
- The proposals incorporate works considered acceptable to replace the porch, introduce a dormer to the rear (south) roof slope and reconfigure the interior

4.2 ASSESSING IMPACT: EXTERNAL ALTERATIONS TO LISTED BARN

Alterations to the exterior are a concern for listed building consent and planning permission

4.2.1 Alterations to roof form

- Introduction of catslide dormer window to rear (south-west) roof slope

Considerations and justification

- No alterations are proposed to the north-east (front) and north-west (side) roof slopes
- Alterations are proposed to the form of the south-west roof slope. On the south-west roof slope there currently exists 3 no. rooflights with 1 no. rooflight serving bedroom F1, 1 no. rooflight serving bathroom F3 and 1 no. rooflight serving bedroom F4. The proposed works will see 2 no. rooflights replaced by a catslide dormer similar to the extant catslide dormer found on the north roof slope
- There is a desire to improve the quality of room F4 as a bedroom and provide it with better fenestration provision that improves the natural light into the room and allows for a view over the rear garden. It is recognised that bedroom F5 on the north side of the dwelling is well lit and has a good outlook from its catslide dormer window and it is desirable to reflect this for bedroom F4 on the south side of the building
- The existing pantile roof covering was introduced to the barn c.1985 replacing an Asbestos roof covering. Also as part of the substantial c. 1985 renovations works undertaken to the roof structure resulted in the introduction of much new timber, alteration of the roof form and introduction of rooflights. The fabric within the roof is now predominantly modern (late 20th century fabric) although 4 no. historic nonfunctioning rafters have been identified on the south-west roof slope. The introduction of the catslide will principally affect modern timbers and will not result in the fundamental loss of historic fabric although remaining historic rafters will be removed
- The proposed dormer is of a steep catslide roof pitch form like the dormer on the north-east roof slope. The catslide form will mitigate its impact and ensure the pantile roof covering, which matches the rest of the barn, remains a prominent visual element of the dormer
- Under preapplication advice the LPA advised that the addition of a dormer would be acceptable. The conservation officer stated the dormer would be acceptable *'given the existence of a matching dormer on the opposite side,*

and the modern fabric that makes up the roof structure today'. With due regard to this advice the proposal allows for a dormer on the south-west roof slope

- The alteration to the roof form will have no tangible impact on the setting of the adjacent listed buildings, namely Mays Farmhouse and Mays Cottage and will not affect how these listed buildings are experienced. The alteration will be sympathetic to the established character of the barn and landscape character of the locality
- ***Recognising the specific merits of this listed barn, with due regard to S16 and S66 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF and Policy SD1, SD4, SD5, SD12 and SD13 of the South Downs Local Plan the proposed changes to the roof form will not harm the historic environment and cultural heritage of the South Downs National Park and will preserve the significance of the listed building***

4.2.2 Remove chimneystack and replace with flue

- Remove brick chimneystack and introduce flue

Considerations and justification

- No alterations are proposed to the north-east (front) and north-west (side) roof slopes
- Alterations are proposed to the south-west roof slope to remove the extant brick chimneystack and replace this with a black powder coated metal flue
- The existing chimneystack was introduced to the barn c.1985 when it was part converted to residential use and was introduced to serve a fireplace that was created in the living room. Prior to residential conversion the aisled barn did not have a chimneystack. The chimneystack is not historic, and its fabric is modern (late 20th century fabric). Removal of the brick chimneystack will not result in the loss of historic fabric
- It is considered that the flue will have a more agricultural/industrial feel to it than a solid domestic style chimneystack and it will be more sympathetic to the non-domestic character of the building. Where Historic England provide photographs of exemplar barn conversions in their guidance these have flues protruding through the roofline and not domestic chimneystacks
- The removal of the chimneystack will have no impact on the setting of the adjacent listed buildings, namely Mays Farmhouse and Mays Cottage and will not affect how these listed buildings are experienced. The alteration will be sympathetic to the established character of the barn and landscape character of the locality
- ***Recognising the specific merits of this listed barn, with due regard to S16 and S66 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF and Policy SD1, SD4, SD5, SD12 and SD13 of the South Downs Local Plan the proposed removal of the brick chimneystack and replacement with a flue will not harm the historic environment and cultural heritage of the South Downs National Park and will preserve the significance of the listed building without loss of historic fabric***

4.2.3 Alterations of porch arrangement to front (north-east) elevation

- Remove existing porch arrangement and replace porch

Considerations and justification

- The proposed works will see the removal of the current mono-pitched roof porch which affords a part enclosed porch element serving the main entrance door and part open porch element serving an adjacent doorway. The current porch arrangement spans across the frontage wider than the catslide dormer and contributes to a somewhat fussy roofscape. The arrangement was created when the building was converted to a dwelling c.1985 or after and does not reflect the barn's original roof arrangement
- The intention is to remove the existing porch (open part and close part) completely. The roof of the barn below the catslide dormer will be reinstated the original roof alignment matching the barn to the east and this will simplify the barn's roofscape and enhance the appearance of the building
- Under the pre-application enquiry the opportunity to replace the porch was accepted in principle. A new contemporary design of porch is proposed of brick glass and timber which is intended to define the entrance and compliment the building
- Under preapplication advice the LPA and conservation officer accepted that there is opportunity to replace the existing porch with '*a new, higher-quality entrance, in lieu of the current structure*'. With due regard to this advice the proposal allows for replacement of the porch with a contemporary complimentary porch structure
- The alterations to the front (north) elevation of the building will have no impact on the setting of the adjacent listed buildings, namely Mays Farmhouse and Mays Cottage and will not affect how these listed buildings are experienced. The alteration will be sympathetic to the established character of the barn and landscape character of the locality
- ***Recognising the specific merits of this listed barn, with due regard to S16 and S66 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF and Policy SD1, SD4, SD5, SD12 and SD13 of the South Downs Local Plan the proposed replacement of the porch and associated alterations will not harm the historic environment and cultural heritage of the South Downs National Park and will preserve the significance of the listed building without loss of historic fabric***

4.2.4 Alterations of window and door arrangements

- Alter apertures to windows and doors on the rear (south-west) and side (north-west) elevations

Considerations and justification

- The existing arrangement of window and door openings was created c.1985 or later (apertures in the east end of the building were introduced c.2000) in

association with the barn's conversion to residential use. Prior to conversion the barn as an aisled barn would have presented simple weatherboarded elevation only without multiple glazed apertures. The list description, which was written before conversion, describes only one opening this being '*inset double doors under wall plate*'. The appearance of the barn, specific to apertures, has no historic basis and is a consequential to its converted use

- Existing window and doors present predominantly 'standardised' late 20th century sizes and styles of units which were not designed bespoke for the building and likely "off the shelf". The view is taken that these units and the size and form of the openings don't enhance the building's appearance but give it a dated late 20th century appearance. In refurbishing Rosehill Barn there is a desire to reconfigure the windows and doors and change the units to enhance the building's appearance and this is led strongly by a desire to enhance the quality of the interior and outlooks from the dwelling
- In exploring the possibilities of changing the sizing of apertures and following advice given at preapplication stage, localised opening has been undertaken internally to identify if any historic fabric, specifically timber framing, survives within wall structures. Unfortunately, opening up revealed only blockwork behind the modern gypsum plaster finishes and no timber framing. In this respect alterations to the sizing of openings would not be constrained by the presence of historic fabric and historic fabric would not be lost where opening sizes are changed
- The side (north-west) elevation faces Longwood Dean Lane and looks out over the rolling countryside of the South Downs beyond. The view across the rolling countryside is fabulous and the desire is to make the most of this view from within the living room. It is proposed to remove the 2-no. c.1985 windows and enlarge the opening to create a big picture window that extends from the top of the plinth to the underside of the eaves. The design of the window with vertical framing may be construed in the building's appearance to reflect timber stud work although this is entirely conjectural
- The rear (south-west) elevation faces into the private rear garden. The intention is to rationalise and reorganise the arrangement of apertures reducing the number of openings from 4 no. openings (all of different styles of glazing) to 3 no. openings and introduce greater unity in the style of the windows/doors reflecting the elongated form of window/door that already exists in the east end of the elevation. The new windows/doors will also reflect the elongated form of window proposed in the new catslide dormer. The simple glazed doors will enhance access into the garden from the living room and dining area and will enhance the appearance of the elevation in design terms
- It is noted that under the preapplication comments the conservation officer did not object to rearrangement or enlargement of apertures but stated '*an appropriate balance should be struck between enhancing views from within the building and preserving a more balanced ratio of solid to void in the arrangement of window and door openings in the building exterior. In particular, this relates to the NW elevation overlooking the road, and the SW (rear) elevation. The expansive glazing that is currently proposed should be moderated, to preserve a greater degree of solid envelope*'. The design has taken on board these comments particularly moderating the opening in the north-west elevation

- The alterations to the apertures will have no impact on the setting of the adjacent listed buildings, namely Mays Farmhouse and Mays Cottages and will not affect how these listed buildings are experienced. The alteration will be sympathetic to the established character of the barn and landscape character of the locality
- ***Recognising the specific merits of this listed barn, with due regard to S16 and S66 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF and Policy SD1, SD4, SD5 and SD12 and SD13 of the South Downs Local Plan the alterations to the apertures will not harm the historic environment and cultural heritage of the South Downs National Park and will preserve the significance of the listed building without loss of historic fabric***

4.3 INTERNAL ALTERATIONS TO LISTED BARN

Alterations to the interior are a concern for listed building consent only

4.3.1 Reconfiguration of floor plan on ground floor

- Minor alterations to ground floor layout

Considerations and justification

- The residential arrangement of the ground floor was created c. 1985 (with later enlargement in floor area in c. 2000 at the east end) when the former barn was converted to a dwelling. The internal layout has no architectural or historic interest. The internal walls and finishes are all formed of modern materials including plasterboard, gypsum plasters, solid flooring (assuming concrete), modern timber doors and domestic skirting details and this interior fabric has no architectural or historic interest
- Within the ground floor a limited amount of historic fabric survives, specifically some elements of timber framing. The surviving timber framing exists in the east end of the interior in the wall construction and in the west end of the interior in the survival of aisle posts
- The proposed ground floor internal alterations have been developed with due regard to the local planning authority's pre-application advice that alterations to the interior are in principle acceptable subject to ensuring they don't result in the loss of any surviving hidden timber frame. Where the kitchen is to be relocated into the east end room the surviving timber frame on the south-east wall will not have kitchen units put against it but will have low benches in front of them.
- Minor alterations are proposed the interior specific to the reconfiguration of some internal partitions around the central part of the interior and repositioning of some doorways. The fireplace within the living room will also be changed as the existing brick structure will be removed and a contemporary fireplace installed. Where the kitchen is to be relocated into the east end room the surviving timber frame on the south-east wall will not have kitchen units against it but will have low benches in front of them and will remain visible features. The internal changes will not affect the building's significance. No historic fabric will be lost

- ***Recognising the specific merits of this listed barn, with due regard to S16 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF and Policy SD1, SD12 and SD13 of the South Downs Local Plan the proposed ground floor alterations will not harm the historic environment and cultural heritage of the South Downs National Park and will preserve the significance of the listed building without loss of historic fabric***

4.3.2 Reconfiguration of floor plan on first floor

- Minor alterations to first floor layout

Considerations and justification

- The residential arrangement of the first floor was created c. 1985 (with later enlargement in floor area in c. 2000 at the east end) when the former barn was converted to a dwelling. The internal layout has no architectural or historic interest. The internal walls and finishes are all formed of modern materials including plasterboard, gypsum plasters, sheet board flooring, modern timber doors and generic domestic skirting details and this interior fabric has no architectural or historic interest
- Within the ground floor a limited amount of historic fabric survives, specifically some elements of timber framing. The surviving timber framing exists in the east end of the interior in the wall construction and in the west end in the wall construction
- The proposed first floor internal alterations have been developed with due regard to the local planning authority's pre-application advice that alterations to the interior are in principle acceptable subject to ensuring they don't result in the loss of any surviving hidden timber frame
- Alterations are proposed the interior specific to the reorganisation of the layout in the west end of the building including alterations to staircase and changes to the floor plan. The internal changes will not affect the building's significance. No historic fabric will be altered or lost
- ***Recognising the specific merits of this listed barn, with due regard to S16 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF and Policy SD1, SD12 and SD13 of the South Downs Local Plan the proposed first floor alterations will not harm the historic environment and cultural heritage of the South Downs National Park and will preserve the significance of the listed building without loss of historic fabric***

4.4 ALTERATIONS TO ANNEX

Alterations to the Annex are a concern for Planning Permission only

4.3.1 External alterations

- Alteration to roof, specifically introduction of catslide dormer window to west roof slope

Considerations and justification

- The proposals for the Annex have evolved since the pre-application enquiry was made. It is no longer the intention to enlarge the annex on its north side. The proposals have taken on board the local planning authority's pre-application advice and revised the design of the dormer proposed for the west roof slope
- The proposal allows for the introduction of a dormer window on the west facing roof slope. The dormer will be of low catslide form to match the style of dormer seen on the main dwelling and compliment the appearance of the main barn
- The desire to introduce the dormer window is to allow the first-floor space to benefit from the fabulous views across the rolling countryside to the west whereas these views cannot currently be fully appreciated from the first floor from the rooflights
- The alteration to the roof of the annex will have no impact on the setting of the adjacent listed buildings, namely Mays Farmhouse and Mays Cottage and will not affect how these listed buildings are experienced
- ***Recognising the status of the annex, with due regard to S66 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF and Policy SD1, SD12 and SD13 of the South Downs Local Plan the proposed alterations to the roof of the annex will not harm the historic environment and cultural heritage of the South Downs National Park and will preserve the significance of the listed building without loss of historic fabric***

Appendix A

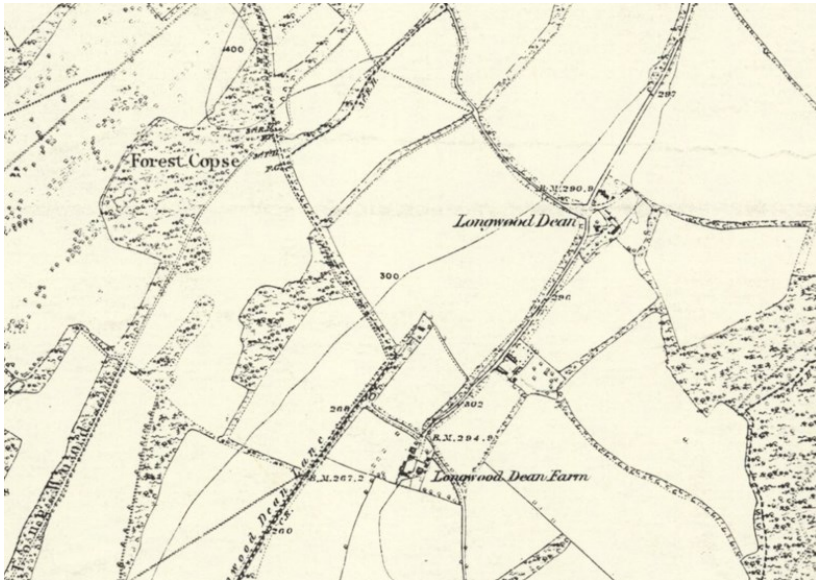


Fig 3:

Published 1873 Surveyed 1869/70 OS County Series six inch. The footprint of the farmhouse and barn is shown. Mays Farm is not named on the map.

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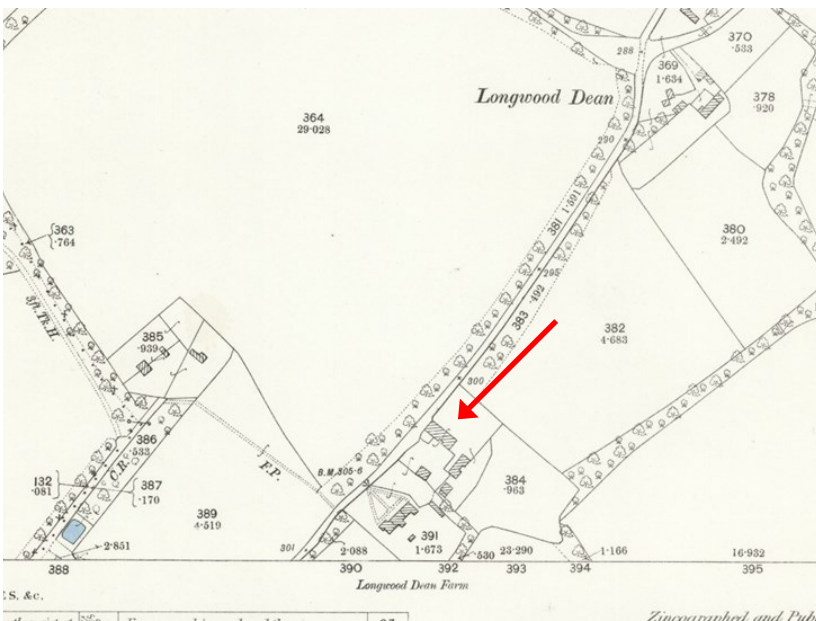


Fig 4:

Published 1897. Revised 1895. OS County Series 25 inch. The footprint of the farmhouse and barn is shown. Mays Farm is not named on the map .

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The red arrow indicates the location of the barn.



Rosehill Barn, Owslebury
 Documentary Sources
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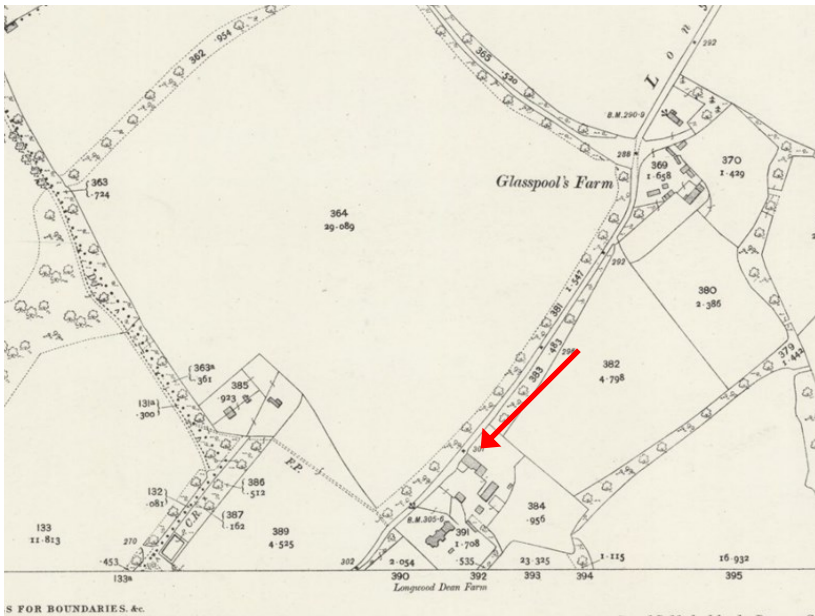


Fig 5:

Published 1909. Revised 1908 OS County Series 25 inch. The footprint of the farmhouse and barn is shown. Mays Farm is not named on the map.

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Red arrow indicates the location of the barn.

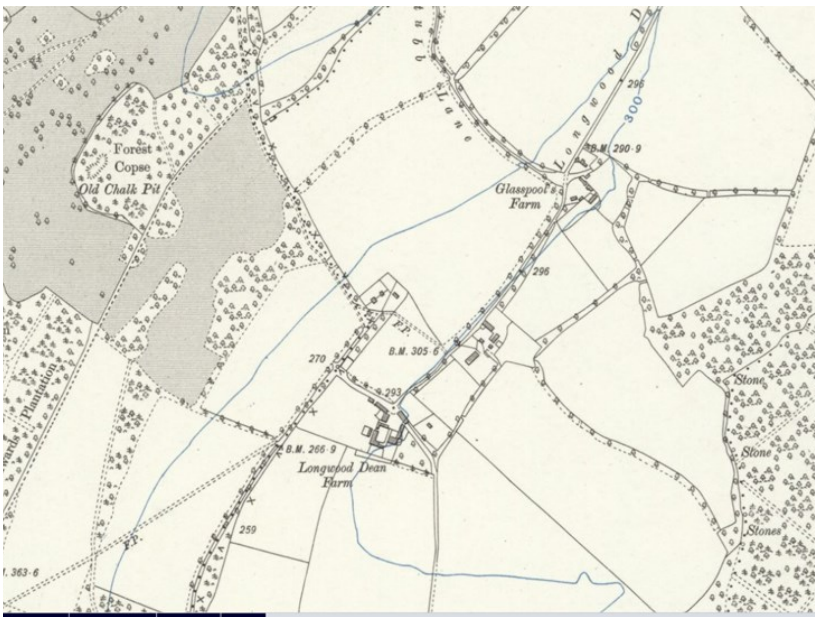


Fig 6:

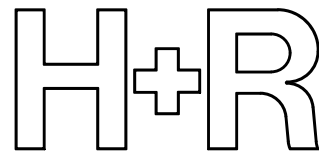
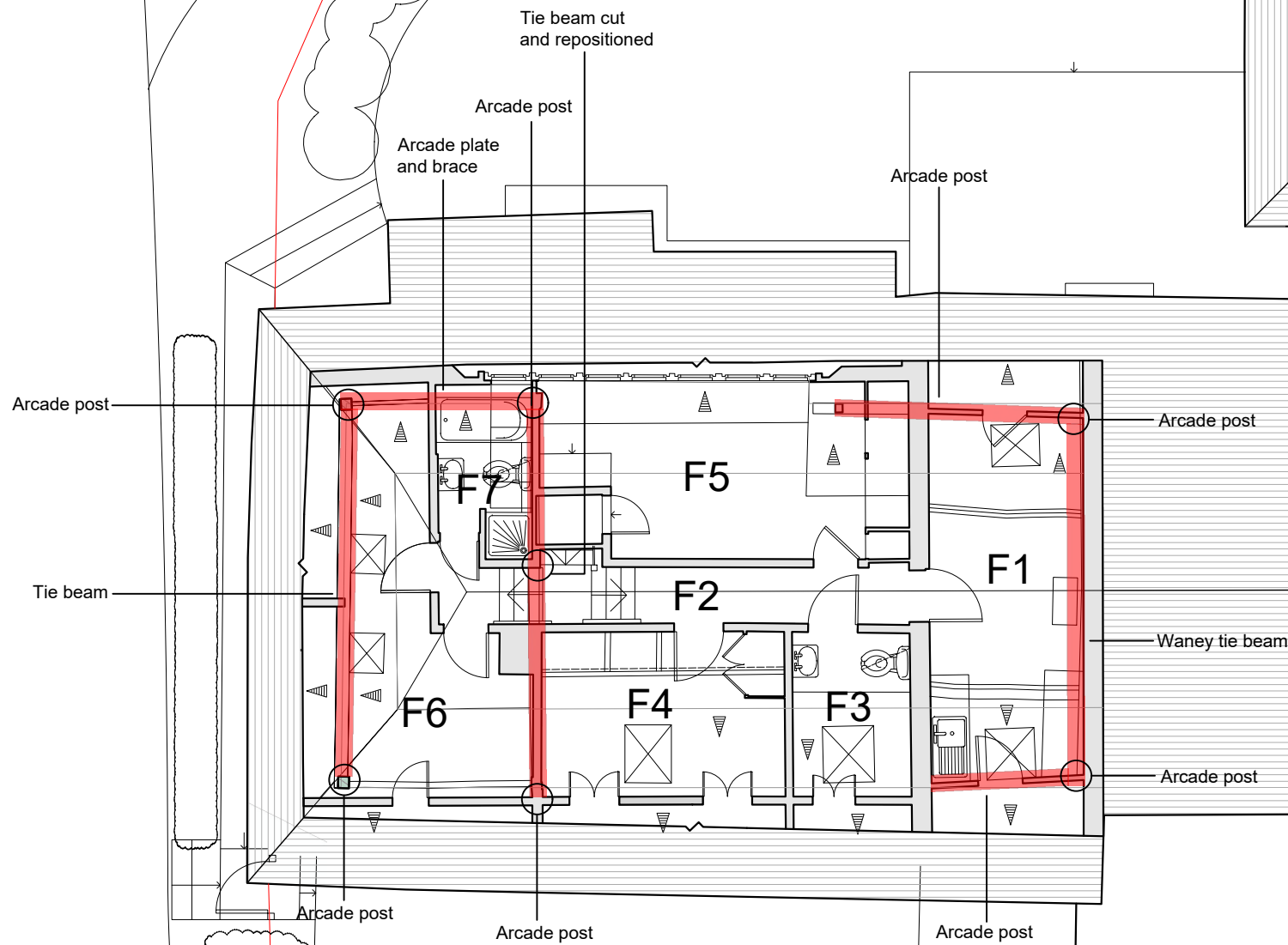
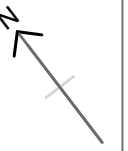
Published 1910. Revised 1908 OS County Series 25 inch. The footprint of the farmhouse and barn is shown. Mays Farm is not named on the map.

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Rosehill Barn, Owslebury
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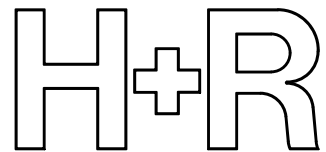
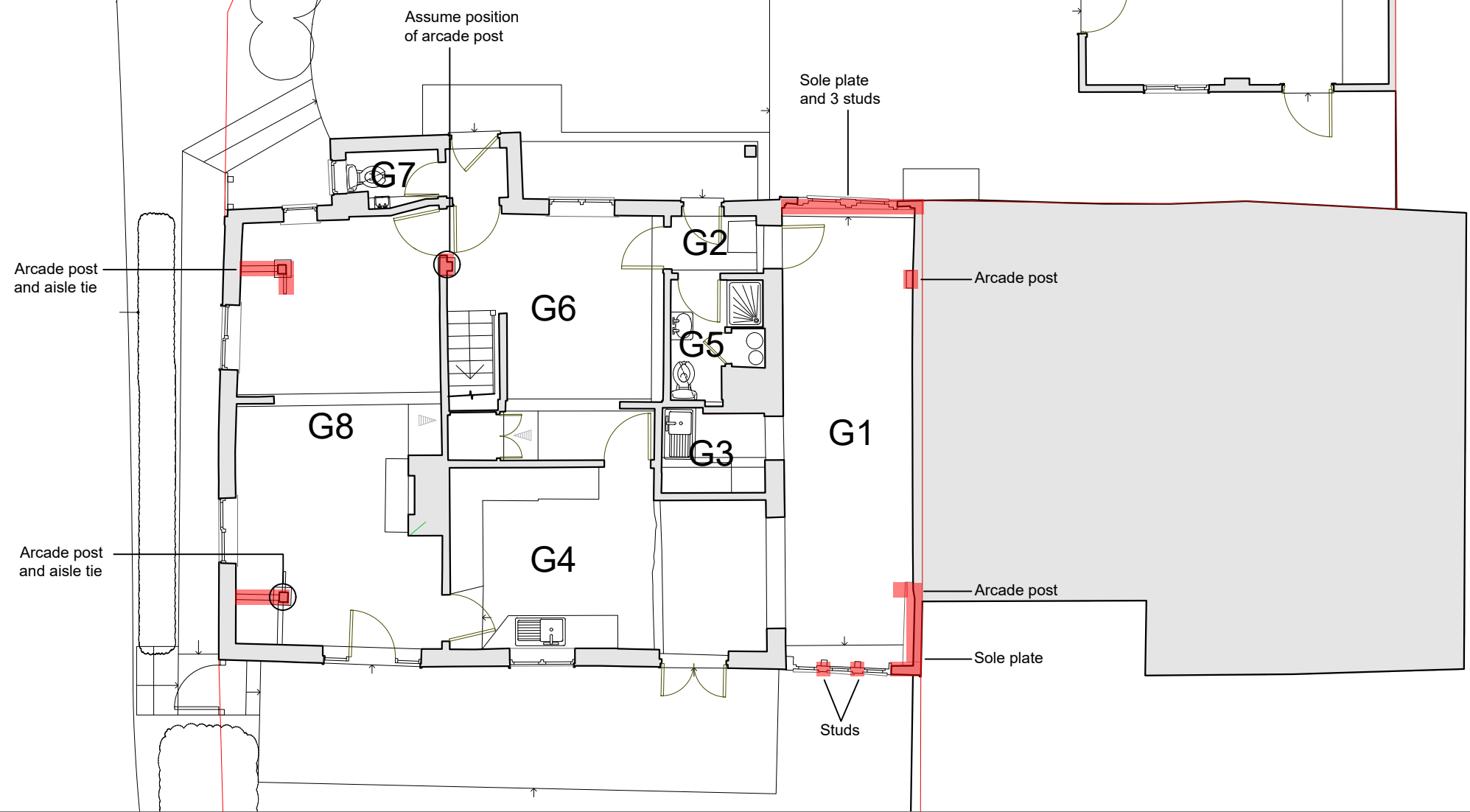
Appendix B



Rosehill Barn, Owslebury - First Floor
Existing first floor
30 August 2023


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Key: F1 Room number
 Surviving original/historic timber frame



Rosehill Barn, Owslebury - Ground Floor
Existing ground floor
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Key: G1 Room number
 Surviving original/historic timber frame

Appendix C



Fig 1:

Rosehill Barn is located on Longwood Dean Lane which is a narrow rural road in the western part of the South Downs in the area between Owslebury and Cheriton. The barn's presence is discrete within the street scene, when looking northeast along the road, due to the presence of trees and vegetation fronting the road.



Fig 2:

The hipped west gable end of Rosehill Barn fronts Longwood Dean Lane and this part of the building along with part of the front (north) elevation are visible heading southwest along the road. From this perspective it is obvious that Rosehill Barn is a dwelling, a barn conversion.



Rosehill Barn, Longwood Dean Road, Owslebury

Site photographs

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Fig 3:

Rosehill Barn, showing the front (north) elevation. All the external fabric including pantiles, brickwork, weatherboarding and cladding dates from c.1985 or later (c. 2000).



Fig 4:

Rosehill Barn, showing the front (north) elevation. The east part of the barn remains in separate ownership and in use as storage associated with Mays Farmhouse. All the external fabric to the entire barn including pantiles, brickwork, weatherboarding and cladding dates from c.1987 or later.

The red arrow shows the east side of the barn which is in separate ownership and remains associated with Mays Farmhouse.



Rosehill Barn, Longwood Dean Road, Owslebury

Site photographs

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Fig 5:

Rosehill Barn, showing the rear (south) elevation. All the external fabric including pantiles, brickwork, weatherboarding and cladding dates from c.1985 or later (c.2000).



Fig 6:

Rosehill Barn, showing the side (west) elevation. All the external fabric including pantiles, brickwork, weatherboarding and cladding dates from c.1985 or later (c. 2000).



Rosehill Barn, Longwood Dean Road, Owslebury

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Fig 7:

Rosehill Barn, showing the pantile roof covering. The pantile roof covering replaced an Asbestos sheet roofing in c.1985 when the residential conversion was undertaken.



Fig 8:

Rosehill Barn, showing the chimneystack which was introduced to the building c. 1985 when the residential conversion was undertaken.



Rosehill Barn, Longwood Dean Road, Owslebury

Site photographs

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Fig 9:

Rosehill Barn, showing the black plastic rainwater goods which exist throughout the barn.



Fig 10:

Rosehill barn, showing the modern brickwork which was introduced c.1985 when the west side of the barn was converted to residential use. The modern brickwork is laid in stretcher bond with cement mortar.



Rosehill Barn, Longwood Dean Road, Owslebury

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Fig 11:

Rosehill Barn showing the modern brickwork, c. 1985, to the plinth which incorporates a dampproof course. The weatherboarding is all c.1985 of later also.

Red arrow indicates the damp proof course.



Fig 12:

Rosehill Barn showing the modern brickwork, c. 1985, to the plinth which incorporates a dampproof course.

Red arrow indicates the damp proof course.



Rosehill Barn, Longwood Dean Road, Owslebury

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Fig 13:

Rosehill barn, showing the modern uniform weather boarding, c.1985 or later which was introduced when the residential conversion was undertaken.



Fig 14:

Rosehill Barn, showing the domestic window openings and c.1985 storm proof double glazed windows which were introduced when the residential conversion was undertaken.



Rosehill Barn, Longwood Dean Road, Owslebury

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Fig 15:

Rosehill Barn, showing the domestic window openings and c.1985 storm proof double glazed windows which were introduced when the residential conversion was undertaken.



Fig 16:

Rosehill Barn, showing the c.1985 storm proof double glazed windows which were introduced when the residential conversion was undertaken.



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Fig 15:

Rosehill Barn, showing the modern double glazed rear door which was introduced c.2000 when alterations were undertaken to the dwelling.



Fig 16:

Roof structure which incorporates a substantial amount of modern, c.1985 timber with a limited amount of historic fabric surviving. The roof structure is overlaid by a sheet membrane.



Rosehill Barn, Longwood Dean Road, Owslebury

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Fig 17:

Roof structure which incorporates a substantial amount of modern, c.1985 timber although some historic timbers do survive particularly in the west hip. The roof structure is overlaid by a sheet membrane.



Fig 18:

Roof structure looking east, showing the blockwork wall which separates Rosehill Barn from the east side of the barn which remains unconverted and associated with Mays Farmhouse.



Rosehill Barn, Longwood Dean Road, Owslebury

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Fig 19:

Room F1, looking south showing exposed roof timbers and rooflight which are modern c. 2000. This part of the dwelling was converted later as an addition to the original barn conversion. Some historic timbers so survive within the structure specifically the wall plate and tie beam.

Red arrow indicates historic timber framing.



Fig 20:

Room F1, showing the historic tie beam. This part of the dwelling was converted later, c. 2000, as an addition to the original barn



Rosehill Barn, Longwood Dean Road, Owslebury

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Fig 21:

Room F1, showing the sheet board covering that exists throughout the first floor. The first floor structure was constructed c. 1985 or later (in the case of the floor at the east end of the dwelling which was created c. 2000) when the interior went from being open as an aisled barn to being subdivided to create a dwelling.



Fig 22:

Room F2, looking west through the hallway. The first floor and arrangement or rooms was created c. 1985 or later (in the case of the floor at the east end of the dwelling which was created c.2000) when the interior went from being open as an aisled barn to being subdivided into a dwelling. The fabric within the internal walls is stud partitioning and plasterboard, ceilings are plasterboard and floors sheet board material.



Rosehill Barn, Longwood Dean Road, Owslebury

Site photographs

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Fig 23:

Room F3, showing the bathroom. The arrangement of room was created c. 1985 when the interior went from being open as an aisled barn to subdivided into a dwelling. The fabric within the internal walls is stud partitioning and plasterboard, ceilings are plasterboard and floors sheet board material.



Fig 24:

Room F4, showing the bedroom. The arrangement of room was created c. 1985 or later when the interior went from being open as an aisled barn to subdivided into a dwelling. The fabric within the internal walls is stud partitioning and plasterboard, ceilings are plasterboard and floors sheet board material. Some historic timbers so survive within the structure specifically the wall plate and tie beam. In this room the tie beam has been cut then raised above its original height.

Red arrow indicates historic timber framing.



Rosehill Barn, Longwood Dean Road, Owslebury

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Fig 25:

Room F5, showing the windows within the low catslide dormer which were introduced c.1985 or later. The arrangement of room was created c. 1985 or later when the interior went from being open as an aisled barn to subdivided into a dwelling. The fabric within the internal walls is stud partitioning and plasterboard, ceilings are plasterboard and floors sheet board material.



Fig 26:

Room F6, showing the bedroom. The arrangement of room was created c. 1985 or later when the interior went from being open as an aisled barn to subdivided into a dwelling. The fabric within the internal walls is stud partitioning and plasterboard, ceilings are plasterboard and floors sheet board material.



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Fig 27:

Room F6, showing historic timber framing which survives in this room.



Fig 28:

Room F7, as bathroom. The arrangement or room was created c. 1985 or later when the interior went from being open as an aisled barn to subdivided into a dwelling. The fabric within the internal walls is stud partitioning and plasterboard, ceilings are plasterboard and floors sheet board material. Some historic timber framing survives in the room.



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Fig 29:

Room F7, showing historic timber framing which has been modified to facilitate the barn conversion. The tie beam has been cut and raised.

Red arrow shows where the tie beam has been cut then raised above its original height.



Fig 30:

Room G1, looking north. This part of the dwelling was converted later, c. 2000 as an addition to the original barn conversion. Some historic timbers so survive within the structure specifically the wall plate and tie beam.



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Fig 31:

Room G1, looking south. This part of the dwelling was converted later, c. 2000 as an addition to the original barn conversion. Some historic timbers so survive within the structure specifically the wall plate and tie beam.



Fig 32:

Room G2. The arrangement of room was created c. 1985 or later when the interior went from being open as an aisled barn to subdivided into a dwelling. The fabric within the internal walls is stud partitioning and plasterboard, ceilings are plasterboard and floors sheet board material. Some historic timber framing survives in the room.



Rosehill Barn, Longwood Dean Road, Owslebury

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Fig 33:

Room G3, showing the utility storage. The arrangement of room was created c. 2000 after the interior went from being open as an aisled barn to subdivided into a dwelling and after the floor area was extended to the east. The fabric within the internal walls is stud partitioning and plasterboard, ceilings are plasterboard and floors are solid (assume concrete) with floor covering over.



Fig 34:

Room G4, showing the kitchen. The arrangement of room was created c. 1985 or later after the interior went from being open as an aisled barn to subdivided into a dwelling. The fabric within the internal walls is stud partitioning and plasterboard, ceilings are plasterboard and floors are solid (assume concrete) with floor covering over.



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Fig 35:

Room G4 showing an area of the south wall in the kitchen. Where localised opening up has been undertaken and plaster finishes removed in reveals blockwork beneath as c.1985 fabric.



Fig 36:

Room G5, showing downstairs toilet and utility. The arrangement of room was created c. 1985 or later after the interior went from being open as an aisled barn to subdivided into a dwelling. The fabric within the internal walls is stud partitioning and plasterboard, ceilings are plasterboard and floors are solid (assume concrete) with floor covering over.



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Fig 37:

Room G6, showing the hall. The arrangement of room was created c. 1985 or later after the interior went from being open as an aisled barn to subdivided into a dwelling. The fabric within the internal walls is stud partitioning and plasterboard, ceilings are plasterboard and floors are solid (assume concrete) with floor covering over.



Fig 38:

Room G6, showing an area of the north wall in the hallway. Where localised opening up has been undertaken and plaster finishes removed in reveals blockwork beneath as c.1985 fabric.



Rosehill Barn, Longwood Dean Road, Owslebury

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Fig 39:

Room G7, showing downstairs toilet. The arrangement of room was created c. 1985 or later after the interior went from being open as an aisled barn to subdivided into a dwelling. The fabric within the internal walls is stud partitioning and plasterboard, ceilings are plasterboard and floors are solid (assume concrete) with floor covering over.



Fig 40:

Room G8 the living room. The arrangement of room was created c. 1985 or later after the interior went from being open as an aisled barn to subdivided into a dwelling. The fabric within the internal walls is stud partitioning and plasterboard, ceilings are plasterboard and floors are solid (assume concrete) with floor covering over.



Rosehill Barn, Longwood Dean Road, Owslebury

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Fig 41:

Room G8 showing historic timber framing which survives in this room in the form of aisle posts. The posts have been truncated and now sit on modern c. 1985 brickwork.



Fig 42:

Room G8, showing an area of the west wall in the living room. Where localised opening up has been undertaken and plaster finishes removed in reveals blockwork beneath as c.1985 fabric.



Rosehill Barn, Longwood Dean Road, Owslebury

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Fig 43:

Room G8, showing historic timber framing which survives in this room in the form of aisle posts. The posts have been truncated and now sit on modern c. 1985 brickwork.



Fig 44:

Room G8, showing the living room fireplace. This was introduced c.1985 after the interior went from being open as an aisled barn to subdivided into a dwelling.



Rosehill Barn, Longwood Dean Road, Owslebury

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Fig 45:

Garage and ancillary accommodation. A garage building was first constructed between c.1985 and 1992 but to a slightly smaller footprint than the extant footprint. The garage building originally comprised of an asymmetrical structure of central part and south part. The building was extended to the north c.1992 to create the footprint and form that exists today.



Fig 46:

Garage and ancillary accommodation. A garage building was first constructed between c.1985 and 1992 but to a slightly smaller footprint than the extant footprint. The garage building originally comprised of an asymmetrical structure of central part and south part. The building was extended to the north c.1992 to create the footprint and form that exists today.



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