

~BROOKSIDE HOUSE ~

CHURCH STREET, HURSTBOURNE TARRANT, HAMPSHIRE SP11 0AE

Application to undertake alterations and upgrading/improvement works.

HERITAGE STATEMENT



Prepared by Guy Crabb, MSc ~ Reviewed by Ben Kirk MSc, IHBC

January 2024



ABOUT MANORWOOD

Manorwood is a small team of historic building professionals with varied skills across different areas of the historic environment.

This report has been prepared by Historic Building Conservator, Guy Crabb and reviewed by Managing Director, Ben Kirk. Guy holds a MSc in Historic Building Conservation, awarded with Distinction by Kingston University, London and is a Supporter member of the Institute of Historic Building Conservation (IHBC).

Guy has over 30 years' experience in the construction industry, designing and managing multi-disciplinary fit out projects in buildings of all types in London and the South East. He has a wide-ranging role with Manorwood, handling projects through feasibility, consent and implementation.

Ben holds an MSc in Timber Building Conservation, completed at the Weald and Downland Museum, and validated by Bournemouth University, and is a full member of the Institute of Historic Building Conservation (IHBC) and a recognised Historic Environment Service provider under the well-established HESPR scheme.

Ben is a member of various groups including the Vernacular Architecture Group (VAG), The Domestic Buildings Research Group (DBRG), and the Wealden Buildings Study Group (WBSG).

Ben has been actively working in the historic environment industry for 15 years on numerous heritage asset projects which include surveying of historic buildings (both domestic and agricultural), preparation of schedules of works and detailing of repairs. Ben oversees numerous applications for Planning permission and Listed Building Consent and has built solid working relationships with Conservation Officers at a number of Authorities across the South East.

As a company Director at Manorwood, Ben has overseen works to historic buildings carried out by a skilled network of sub-contractors including the timber restoration at Charleston Farm barns in Firle and the re-erection of historic buildings at the Weald and Downland Living Museum near Chichester, both which received awards from the Sussex Heritage Trust.

As a company Manorwood have provided various historic environment services to a number of Country Estates across the South East including the Lydhurst Estate, the Borde Hill Estate, the West Dean Estate and a number of projects on the Wiston Estate where Manorwood continue to provide consultancy advice on redevelopment and reuse of various areas.

Most recently Manorwood completed the sensitive restoration and conversion of the magnificent 15th century barn for Nyetimber Vineyards in West Sussex.

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1 INTRODUCTION & DESCRIPTION

- 1.1 This Heritage Statement has been prepared by Guy Crabb MSc on behalf of Manorwood in support of a listed building application for alterations to Brookside House, Hurstbourne Tarrant, Hampshire SP11 0AE.
- 1.2 The subject building sits immediately to the southwest of The George & Dragon public house, close to the centre of the village which contains many listed buildings, the majority from the C18th & C19th.
- 1.3 The village of Hurstbourne Tarrant is located approximately 6 miles to the northeast of Andover, in the Parish of the same name, which also includes the villages of Ibthorpe and Upton, within the Bourne Valley and forming part of the North Wessex Area of Outstanding Natural Beauty.
- 1.4 Formerly a settlement of agricultural activity, today the village is mainly residential with the typical traditional timber-framed, brick and flint buildings under thatched, tiled and slated roofs, either retaining their original uses or having been converted to dwellings.
- 1.5 Brookside House is an early Victorian building that is proportionally similar to and has many features in common with those of the late Georgian era. It is built in red brick, Flemish Bond with salt glazed purple headers to the southwest elevation and in knapped flint with red brick quoins and detailing to the three other elevations. The roof is low pitched and covered in natural slate and the windows are authentic recessed timber box sashes with stone cills.
- 1.6 There are four C20th additions; probably the earliest, a ground floor sash window bay with pitched slate roof to the northwest elevation, a front (southwest elevation) porch in brick with flat roof, timber sash windows and a steel framed door, a rear porch in brick with pitched slate roof, timber casement windows and door and a large 1970s single storey addition to the southeast elevation in cavity brick with a similarly pitched slate roof and timber storm protective casement windows.
- 1.6 Internally, in the original building, the early Victorian/late Georgian style plan layout survives with much of the original timber work intact. Fire surrounds and places appear all to have been removed, as well as most picture rails and there is a non-authentic looking ceiling cornice moulding in some rooms. The floors are all probably original timber boards except for the rear eastern room which has probably original brick flooring visible within a cupboard adjacent to the chimney breast (and possibly throughout this room beneath a cement levelling screed).
- 1.7 Historic mapping has been consulted to help understand the development of the site and its immediate surrounding environment.
- 1.8 This Heritage Statement includes a Significance Assessment, which identifies the relative heritage value of the identified heritage assets. It also includes an Impact Assessment, which considers the potential impact of the proposed scheme on the significance of the heritage assets identified, including the contribution made by their setting. This approach to impact-assessment is required to satisfy the provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF) and the Local Planning Authority.



Location plan.



Extract from Historic England mapping 2023, showing nearby listed buildings.

2 HERITAGE ASSETS & DESIGNATIONS

Listed Building

- 2.1 The subject is listed by Historic England, on The National Heritage List for England, as follows: -

BROOKSIDE, THE HILL

Location: Hurstbourne Tarrant, Hampshire SP11 0AE

District: Test Valley (District Authority)

First Listed: 27th September 1984

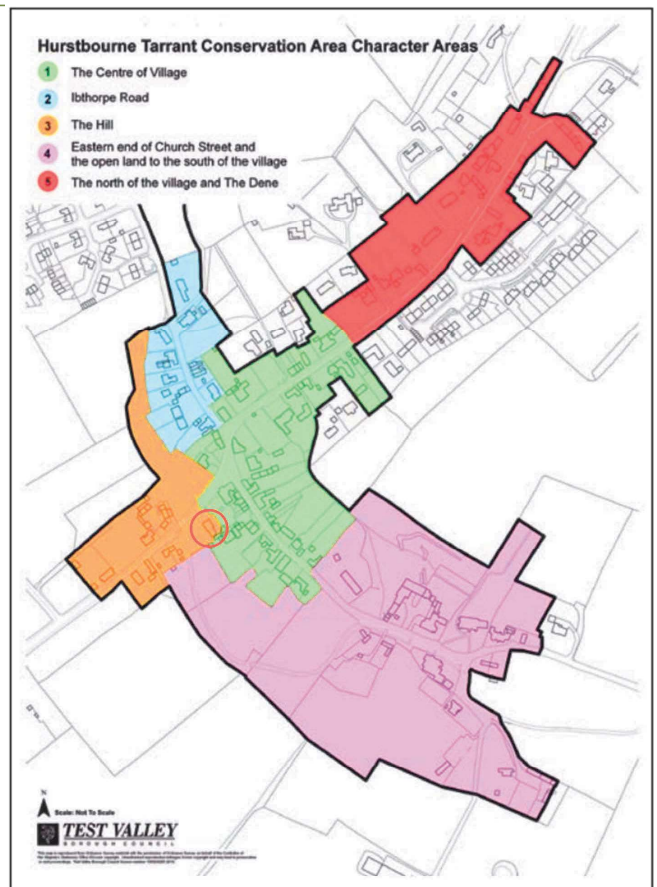
List Entry No: 1303225

Grade II

Description: *House. Early C19. Brick and slate. Symmetrical front (south-west) of 2 storeys 3 windows. Low-pitched hipped roof with a wide eaves. Red brickwork in Flemish bond with blue headers Dutch flat arches stone cills, Sashes in reveals. C20 brick porch with parapet and flat roof. C20 single-storeyed wing set back at the south-east side. Included for group value.*

Conservation Area

- 2.2 The subject building lies within The Hurstbourne Tarrant and Ibthorpe Conservation Area which was originally designated on 8th September 1976 in recognition of its special architectural and historic interest.
- 2.3 The Hurstbourne Tarrant & Ibthorpe Conservation Area Character Appraisal identifies the site as an Area of High Archaeological Potential, also containing and bounding Important Walls, Traditional Style Fencing and Buildings of Local Interest. Brookside House lies within the character area known as The Hill, whilst other buildings in the 'group' lie within the character area known as The Centre of Village.



Hurstbourne Tarrant & Ibthorpe Conservation Area - Brookside House circled (Test Valley Borough Council, 2024)

3 PROPOSALS

3.1 The proposal described in the accompanying drawings and details is to undertake alteration and repair works to modernise and insulate the house for comfortable C21st family accommodation. The works proposed in the historic part of the house are summarised as follows: -

- Uplift existing floor boards to ground floor rooms, carefully recording their exact positions clear debris from oversite and air brick paths.
- Remove suitably located bricks from sleeper walls to enable/maintain air flow, lift sleeper wall plates and introduce preventative DPC over brickwork.
- Fit new airbrick(s) to match existing to improve airflow where the 1970s extension has blocked those to the southeast elevation.
- Fit underfloor mineral wool insulation batts to full depth of floor joists and refit boards to precise recorded locations, using cut nails.
- Insert supporting steel (to structural engineers design) directly below floor joists and remove dividing brick wall between hallway and front western corner (Reception) room, carefully removing and setting aside complete door leaf, lining, architrave and skirting boards for re-use.
- Box-in steel work, make good abutments in lime plaster and insert s/w board, matched to hallway boards, into resulting gap in floor.
- Template and manufacture new s/w moulded skirting board and picture rail and reinstate where missing (remnants remain within cupboards) or previously replaced, to all rooms.
- Remove non-authentic, modern ceiling coving in all locations throughout the house.
- Form new doorway opening between Bedroom 1 and Bedroom 4 and fit complete lining, architrave and door leaf set from ground floor alterations.
- Fix shut, the original door to Bedroom 4 and board over inside, retaining architrave in-situ.
- Supply and waste pipework to new and refitted bathrooms will utilise existing service routes internally through floor voids, with minor notching modifications, and require one further 50mm penetration of external wall.
- Fit new extractor fans in the loft space, drawing through ceiling mounted grilles and exhausting through roof slope mounted slate vents.
- Historic box sash windows to be overhauled, repaired and insulated in accordance with accepted conservation practice, retaining intact and serviceable historic fabric wherever possible (*see separate report*).
- Line reception room chimneys and reinstate pots, for modern wood-burning stoves..
- Replace existing black plastic r/w goods to the original building with black cast aluminium.



Ground floor, floor void, sleeper wall, wall plate, joists and boards. .



'Existing cast iron air brick detail (maintained with surrounding brick due to raised external ground level).



View showing section of wall, door set and skirting proposed to be removed and relocated.



Modern skirting board (left) proposed to be replaced with match for original skirting (right).



Original kitchen brick floor remaining visible within cupboard, intended to be revealed entirely for use in new utility room.



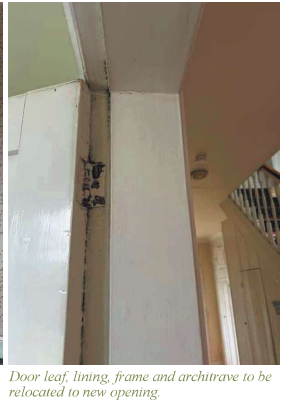
Remnants of original picture rail proposed to be reinstated throughout the house.



Alcove in master bedroom through which en suite bathroom doorway to be formed.



Reverse view of location of proposed new doorway.



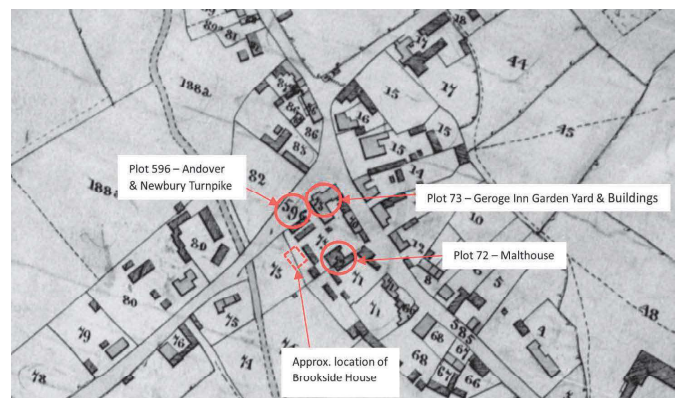
Door leaf, lining, frame and architrave to be relocated to new opening.

4 HISTORIC CONTEXT

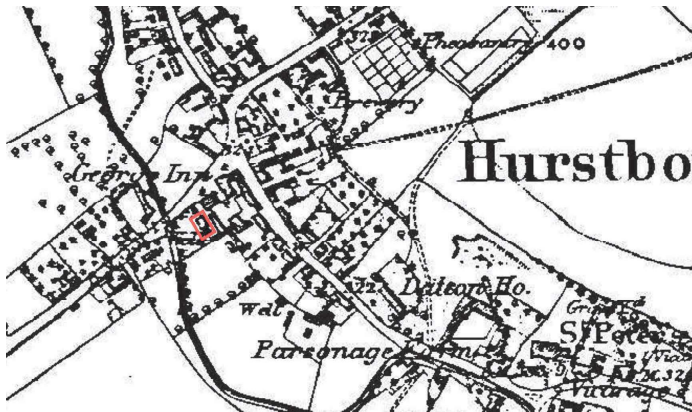
- 4.1 Brookside House was probably built in the mid C19th, shortly after the production of the Tithe Apportionment records of 1841, possibly around the same time as the school on the south side of Church Street to the east in 1845. The Tithe transcript for plot 73, where Brookside House was later built, describes the 'George Inn Garden, Yard & Buildings'.
- 4.2 A detailed review of the historic mapping record shows the house first appearing in the Ordnance Survey in 1877, located immediately adjacent and southwest of a range of buildings, possibly stables and/or barns on the plot of the public house, at that time known as the George Inn.
- 4.3 Listed Building designation, first applied in 1984, refers to the house being included for group value. This group may well refer to the George & Dragon Inn, as it had become known by then, Victoria Place terrace, just along Church Street, the range referred to above and a Malthouse, as identified on the Tithe map of 1841. Possibly also the highway bridge over the River Test, a little to the west.
- 4.4 These buildings all pre-dated Brookside House and all survived certainly until the 1960s (see aerial photograph from 1948), after which the stables and/or barns and it seems part of the Malthouse were lost. The George & Dragon Inn and Victoria Place are listed buildings and the Malthouse is noted as an 'Important Building' in the Village Design Statement and a 'Building of Local Interest' in the Conservation Area Character Appraisal.
- 4.5 By 1910, Ordnance Survey shows a small addition to Brookside House on the southeast elevation and it seems likely that this is shown again in 1961 and may well have existed until the current, larger first floor addition was constructed in its place in the 1970s.
- 4.6 More recently, the bay and porches referred to in the Introduction & Description section have been added and the original 'front' of the house has become the 'rear'. The southwest elevation with its outlook, larger windows and reception rooms behind, would have been the original 'front' or principal elevation. The proximity of the public house outbuildings, when the house was built, also supports this.
- 4.7 Most of the historic buildings in Hurstbourne Tarrant date from the late C18th to c19th, a period when the area and particularly the village was benefiting economically from the turnpike road developments. Located in the small Bourne Valley by the River Swift at the foot of Hurstbourne Hill, the village was a natural staging post, along the route between the market towns of Andover and Newbury. The railway and station arrived at Andover in 1854 enabling the village to extend its market for agricultural products and this in turn would have increased demand for housing and industrial development in the local area.
- 4.8 The development of the Hurstbourne Tarrant through the C19th and C20th is notable in that the historic plot boundaries have generally been retained to an extent that the historic plan form can still be recognised as of 'regular row' - i.e. of planned development with regular plots.
- 4.9 In his book 'Rural Rides' of 1830, William Cobbett, the English journalist, agriculturist and political reformer, referred to the village as 'Uphusband' and described the view north from the top of Hurstbourne Hill immediately to the west of the village as the finest in southern England.
- 4.10 Brookside House was built across the plot boundary separating 'George Inn Garden, Yard & Buildings', recorded as a Homestead and 'Bank Rudge Hill', recorded as Arable, in the Tithe Apportionments transcript of 1841. This boundary marker exists in part today as a 5' high flint wall.
- 4.11 The 1911 Census records a 55 year old farmer named Henry Green living in Brookside House with his wife, Mary, of 31 years and their 21 year old son, Archibald, a student of sciences.



Extract from OSD 77, 1808, showing non-definable buildings at the location, although probably George Inn outbuildings. (wikimedia.org, 2024)



Extract from Tithe map of 1841, pre-dating Brookside House. (thegenealogist.co.uk, 2024)



Extract from Sheet 16, OS Map of Hampshire, 1877, with Brookside House identified. (British History Online, 2024)



Extract from OS Hampshire XVI.1, 1910 with Brookside House identified. (National Library of Scotland, 2024)



Extract from OS Hampshire XVI.NW, 1897 with Brookside House identified. (National Library of Scotland, 2024)



Extract from OS Hampshire SU35SE - A, 1961, Brookside House identified. (National Library of Scotland, 2024)



Extract from USAAF aerial photograph 1948, identifying Brookside House and remaining George & Dragon Inn outbuildings slightly to northeast. (Historic England Archive, 2024)



George & Dragon Inn, c. 1955, with outbuildings remaining, just masking Brookside House behind. (Francis Firth Collection, 2024)



Aerial view with Brookside House identified. (Google Maps, 2024)



George & Dragon Inn, 2021, with Brookside House visible to the southwest. (Google Street View, 2024)

5.1 The following is a brief assessment of the significance of Brookside House and its setting in the Hurstbourne Tarrant & Ibthorpe Conservation Area, according to the range of heritage values as outlined in Conservation Principles, Policies and Guidance published by Historic England in 2008. These are distilled into evidential value, historical value, aesthetic value and communal value.

5.2 This assessment of significance has been used to inform the proposals to minimise the impact on the listed building and its setting and the wider conservation area and where possible to take opportunities to enhance its special interest.

Evidential Value.

5.3 Evidential value is described by Historic England as 'physical remains' and 'evidence of past human activity' and is derived from one's ability to interpret the history and historic evolution of a building through visible and tangible features.

5.4 Externally, the building remains largely original and complete although altered by the addition of a number of subservient extensions. The group relationship between the house and the remaining historic and listed buildings close-by, remains, as does the plot form on which they and other now lost buildings sit. Internally, the original layout remains intact together with much of the original building fabric and preserved fragments of some of the losses.

Historical Value.

5.6 Historic England considers that historic value 'derives from the ways in which past people, events and aspects of life can be connected through a place to the present'. This is generally regarded as either illustrative value whereby the site can be perceived to represent a period in history, or associative value, where a connection with an event or person can contribute to the historic significance of a site.

5.7 The building's relationship with the remaining historic and listed buildings close-by, tells some of the history of the village's development from riverside settlement, through agricultural industrial growth, to mostly rural residential homes and this can be brought to life further through visual and descriptive records.

Aesthetic Value.

5.8 Aesthetic value according to Historic England 'derives from the ways in which people draw sensory and intellectual stimulation from a place'. This value can be attributed to conscious design whether it be predetermined by an architect or the work of a craftsman and can also encompass historic and evolutionary changes to a building.

5.9 The building's form and fabric are similar although evolved in comparison to other structures in the village from earlier Georgian era, demonstrating the importance at that time to the owner/builder of maintaining some of the recognisable local characteristics.

Communal Value.

5.10 Communal value 'derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory'. This can be divided into commemorative and symbolic values, where the place may invoke emotion or contribute to a sense of place or social values, where a place can be a form of catalyst for memories associated with it.

5.11 The retention of the relationship between plots, buildings and open spaces on this site and in this section and the larger part of the Hurstbourne Tarrant & Ibthorpe Conservation Area, conserves the historic rural evolution and maintains its social and emotional benefits.

Impact Assessment

- 6.1 This section appraises the impact of the proposed works on the Listed Building and its setting within the Hurstbourne Tarrant & Ibthorpe Conservation Area.
- 6.2 The majority of the works proposed are internal and will not alter the external character of the building. As such the scheme protects the setting of the Conservation Area and has no effect on the views toward and from the Listed Building.
- 6.3 The majority of the works proposed relate to the removal of modern unsympathetic features and improvements to the buildings' thermal performance.
- 6.4 The removal of the non authentic and potentially damaging features and their replacement with those more in keeping with the buildings' historic design will result in a significant improvement to its internal character.
- 6.5 The improvement of the building's thermal performance, using appropriate materials and details, will ensure that it will remain a comfortable and efficient, modern family dwelling, which was its original purpose.
- 6.6 The internal changes to the plan form are generally either positive or minimal and preserve the legibility of the layout. Where fabric is removed (such as a door set) it is re-purposed for similar use elsewhere so as to conserve it and the buildings' character.
- 6.7 Whilst the removal of the ground floor wall results in a significant change to the plan form of the ground floor, this perceived harm should be weighed against the similarly significant improvements proposed in the scheme, which on balance lead to a net enhancement of the character of the building overall.

Conclusion

- 6.8 The proposed works are based on a thorough understanding of the character and appearance of Brookside House and the Hurstbourne & Ibthorpe Conservation Area and their significance as designated heritage assets.
- 6.9 The impact of the works proposed in this report have been assessed and they are considered to conserve and enhance the character of the Listed Building and the Conservation Area.
- 6.10 Although the removal of the ground floor wall would lead to some harm to the character of the plan form, this harm is considered to be at the lower end of less than substantial. When balanced against the wider improvements of the scheme, this harm is outweighed by the public benefit afforded by the evolution of the Listed Building and its continuing use as a family dwelling. By modifying and updating the house, its optimum viable long term use and future will be assured. This is consistent with Chapter 16, Paragraph 208 of the NPPF.
- 6.11 The proposals are, therefore, considered to be compliant with respect to the Planning (Listed Building and Conservation Area) Act 1990, the National Planning Policy Framework (NPPF) and The Test Valley Borough Revised Local Plan DPD - 2011 - 2029 (adopted 27 January 2016).

APPENDIX: LEGISLATION & POLICY CONTEXT

The primary legislation relating to Listed Buildings and their settings is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990:

Section 16(2) 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."

Section 66(1) reads: "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, 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."

In relation to development within Conservation Areas, Section 72(1) reads: "Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

Policy relating to the historic environment is set out at national level within the National Planning Policy Framework (NPPF).

Policy relating to the historic environment is set out at local level within the Mid Sussex District Plan.

National Planning Policy Framework

Chapter 16, *Conserving and enhancing the historic environment* (Paragraphs 195 to 214) of the NPPF, updated and adopted 20th December 2023, constitutes the Government's national guidance and policy regarding development relating to the historic environment.

The NPPF is a material consideration and states that applications are to be determined in accordance with the local framework unless material considerations indicate otherwise.

The NPPF seeks to conserve and enhance the historic environment with much emphasis on "significance", defined in Annex 2 as:

"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."

Setting is defined in Annex 2 as:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

Annex 2 defines Conservation (for heritage policy) as:

"The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."

This definition is important as it distinguishes conservation from preservation and puts an emphasis on proactively managing change rather than reactively resisting it.

Local Policy – The Test Valley Borough Revised Local Plan DPD – 2011 - 2029 (adopted 27 January 2016)

Chapter 7, Environment - Historic Environment

- 7.71 The Borough's historic environment is one of its many assets. It comprises a number of heritage assets¹¹⁹ including individual buildings, groups of buildings, conservation areas, designed parks and gardens, archaeological sites and historic landscapes. All the Council's designated and non-designated heritage assets, as well as being important in their own right, contribute to the quality of life in the Borough and its attractiveness for economic development, particularly tourism which support the local economy.
- 7.72 The aim of the Council is to conserve and enhance the historic environment for the benefit of future generations. This will be achieved by:
- Resisting the loss of or harm to heritage assets;
 - Positively considering proposals which secure the future of heritage assets;
 - Recognising and managing pressures to adapt historic buildings to the demands of modern living through guidance leaflets and pre application advice;
 - Recognising importance of heritage assets individually through the putting forward for listing at either a national or local level, as appropriate, buildings and structures;
 - Undertaking a review of existing, and, where appropriate, considering the designation of new conservation areas within the Borough, and their respective appraisals;
 - Maintaining and monitoring the register of buildings and other structures at risk which are most at risk through neglect, decay or other threats, working with others to consider opportunities and proposals to bring them back into an appropriate sustainable use, and where necessary using legislative powers to address specific issues;
 - Raising awareness of the importance of heritage assets and how by applying best practice the sensitive adaptation of buildings can be achieved;
 - Considering the merits of undertaking a Historic Environment Action Plan. This will include the possibility of working jointly with neighbouring authorities.
- 7.73 The Council has produced a guidance note on Listed Buildings which includes details on the responsibilities of owners and how to apply for Listed Building consent. A similar guidance note has been published dealing with conservation areas. These are available on the Council's website.
- 7.74 Heritage assets are irreplaceable and should be retained wherever possible. For listed buildings, the Council will have special regard to the desirability of preserving the building or its setting or any historic features of interest¹²⁰. The Council recognises that some change may be necessary to ensure the asset is continued to be used and retained in its current or alternative appropriate use that is compatible with the conservation of its significance. However, such changes will need to be undertaken sensitively having fully recorded, understood and appreciated the significance of the heritage asset.

APPENDIX: LEGISLATION AND POLICY CONTEXT

- 7.75 To show an understanding of the significance of the asset the Council will expect the following assessment to have been carried out:
- an analysis of the asset to establish their historic, architectural and archaeological significance both as a whole and specific parts affected by the proposal;
 - an assessment, where appropriate, of the contribution made by the setting of the asset to its significance;
 - demonstrate that the assessment has informed the proposed use of the heritage asset and that it is compatible with its conservation.
 - that the detailed design, scale, layout, materials and architectural or historical features would be appropriate and sympathetic.
- 7.76 The assessment should be proportionate to the importance of the asset and sufficient to understand the potential impact of the proposal. Where an asset is to be lost, either wholly or in part, it will be expected that its significance will be recorded in a manner proportionate to its importance and impact.
- 7.77 Development can have a significant impact on a heritage asset as a result of poor design which has not taken account of the significance of it, for example its historic character or the pattern of development. Even small additions or alterations (such as extensions) may be inappropriate as they may not complement the existing appearance, materials or finishes or result in the loss of features or elements that contribute to the historic significance. This is the case for both external and internal additions and alterations. The use of traditional, local materials and building techniques, where appropriate, would help minimise the impact on the asset.
- 7.78 The setting of heritage assets is often essential to their character. The setting can be the immediate surroundings but may often include land some distance away where the context of the heritage asset can be appreciated. Insensitive development or changes to the landscape can affect the significance of the asset and the ability to appreciate it within its surroundings. Proposals for development will need to address their impact on the setting and seek to preserve those elements that make a positive contribution to the significance of the asset¹²². In considering proposals which affect listed buildings the Council has a statutory duty to consider the impact of development on their setting.
- 7.79 The harm or loss of part or whole of a heritage asset will need to be justified as such assets are irreplaceable and should be retained wherever possible and feasible. Where the proposal would result in the substantial harm or loss of a designated heritage asset the Council will require evidence that there are considerable public benefits to justify its loss or that there are no other mechanisms for supporting the retention of the asset in the medium term. The merits of an alternative use may be considered where this would retain the asset providing it would not result in the loss of its important elements. It would also be important to ensure that any alternative use is capable of funding the conservation of the asset. Should the substantial harm or loss, either in whole or in part, be agreed the Council will require a clear indication that there are detailed plans and delivery mechanisms for the proposal's implementation. In order to advance the understanding of the significance of the asset to be lost the Council will require a proportionate record to be produced and made publicly available. The condition of an historic building resulting from deliberate damage and neglect will not be taken into account in any decision.
- 7.80 Conservation areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. In considering proposals for development in conservation areas, the Council will require that the layout, form, scale, massing, density, roofscape and external appearance of the proposal to conserve and enhance the specific historic and architectural interest. It will be necessary to show the development in context with its surroundings, including existing buildings, trees and other features which contribute to the character of the conservation area.
- 7.81 Within a conservation area not all buildings contribute to its significance as a designated heritage asset. The Council would support proposals which would result in an enhancement of a conservation area or its setting through the alteration or replacement of those buildings which do not make a positive contribution. Proposals should demonstrate that they will make a contribution to the character and quality of the conservation area which is at least equal to or better when compared with the existing. In those cases where the building(s) does not make a positive contribution to the significance of the conservation area justification that the public benefit outweighs the harm will need to be provided.
- 7.82 Development which would involve ground disturbance in areas of known archaeological potential should be sensitively designed and located. A desk based archaeological assessment, and in certain circumstances a field evaluation, will be required. Where appropriate, archaeological remains should be preserved in situ with development being sensitively designed and located to allow their retention or minimise harm to them. Where this is not possible or feasible the Council will require a programme of archaeological investigation, excavation and recording prior to commencement.
- 7.83 Non designated heritage assets do not have statutory protection but have a degree of significance meriting consideration in planning decisions¹²³. This can include locally listed buildings¹²⁴, landscapes, non scheduled archaeological remains and Hampshire County Council's register of local historic parks and gardens. These assets and features (e.g. the use of Cob in construction) still play an important role in the historic character of that area¹²⁵. The merits of any proposal would need to be balanced against the harm or loss to the significance to the undesignated asset.
- 7.84 The landscape of the Borough can also be considered a historic asset. The landscape has evolved through past processes, such as agricultural practices, which help make the character of the countryside. Hampshire County Council has produced the Historic Landscape Assessment¹²⁶ which identifies historic landscape types. The impact of development on the characteristics of the historic landscape will need to be taken into account.

APPENDIX: LEGISLATION & POLICY CONTEXT

Policy E9: Heritage

Development and/or works affecting a heritage asset will be permitted provided that:

- a) it would make a positive contribution to sustaining or enhancing the significance of the heritage asset taking account of its character, appearance and setting; and
- b) the significance of the heritage asset has informed the proposal through an assessment proportionate to its importance.

Development which will result in the substantial harm to or loss of the significance of a designated heritage asset will not be permitted unless:

- c) it is outweighed by the substantial benefit to the public of bringing the site back into use; or
- d) the nature of the heritage asset prevents all reasonable use; and
- e) its conservation can not be achieved by either a viable alternative use, support from public ownership or funding from other sources; and
- f) the harm or loss is outweighed by the benefit of bringing the site back into use.

Development which will lead to less than substantial harm to the significance of a designated heritage asset will be considered against the public benefit of the proposal, including securing a viable use.

The merits of a development affecting an undesignated heritage asset will be balanced against the scale of the harm or loss, either directly or indirectly, to the significance of that heritage asset.

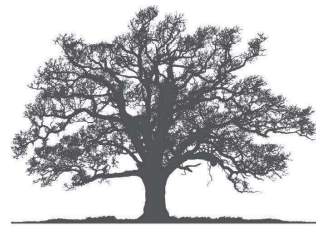
The Council will only permit the loss of the whole or part of a heritage asset where it can be demonstrated that the new development will proceed after the loss has occurred.

Supplementary Planning Guidance

Hurstbourne Tarrant & Ibthorpe Conservation Area Character Appraisal, February 2010

Hurstbourne Tarrant, Ibthorpe, Upton Village Design Statement, January 2021

The Test Valley Landscape Character Assessment 2018



MANORWOOD
building on tradition

SURVEY & DOCUMENTS BY:

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