

## Assessment of Significance and Heritage Statement



Site: Town Street Farmhouse, Church Street, Ropley, Hampshire, SO24 0DP

Client: Mr & Dr Pinder

Date: 8<sup>th</sup> March 2024

This paper sets out information relevant to an application for planning permission and listed building consent with respect to the Grade II listed farmhouse, wherein the history of the site and the significance of the asset is considered, and the form of development proposed is then judged against this in terms of potential harm.

This follows a pre-application submission which was made in August 2023 to seek advice from officers prior to the development of the proposals in detail.

It has been produced by Ross Aylward, RIBA, CA, a Conservation Architect accredited under the RIBA's Conservation Register.

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## 1.0 Heritage Assets

This section lists those heritage assets considered to be relevant to the application.

### Town Street Farmhouse

This is the subject property, and is a designated asset, being listed at Grade II.

#### List Description

The list description, as found on Historic England's website is reproduced below:

##### Building Details:

##### Statutory Address:

Town Street Farmhouse,  
Church Street, Ropley,  
Hampshire, SO24 0DP.

**District:** East Hampshire

**County:** Hampshire

**Parish:** Ropley

##### Details:

**List Entry Number:** 1093933

**Grade:** II

**Date Listed:** 11<sup>th</sup> October 1985

**Date Delisted:** N/A

**OS Grid Reference:** SU 64711 31954

**OS Grid Coordinates:** -

**Latitude/Longitude:** -

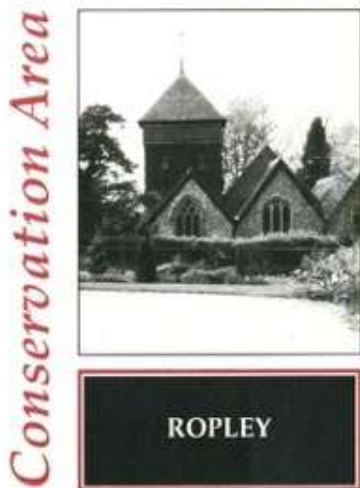
#### Details

SU 63 SW ROPLEY CHURCH STREET

3/28 Town Street Farmhouse GV II House, linked to a former cartshed (now garages). C16, C17, early C19 and C20. Walls of painted brickwork in English Garden Wall bond, cambered ground-floor openings, plinth; the rear has exposed framework with brick infill, the C18 wing being of painted brickwork in Flemish bond, with exposed frame in the ½-hipped gable. ½-hipped and hipped tile roof. A late-medieval timber framed 3-bay house, with central hall (and smoke bay) with inserted chimney and 1st floor, C18 rear wing at the west side, and early C20 extension at the east end. South front of 2 storeys, 3 windows, with east extension of 1 storey and attic, 1 window. Casements. Plain doorway within an open rustic gabled porch. A short C20 single-storeyed service block links the rear wing to a former cartshed, which has a ½-hipped tile roof, brick dentil eaves, outer walls of brickwork in Flemish bond, the inner face of five bays now 5 garage openings.

Listing NGR: SU6447031967

### Ropley Conservation Area



Ropley village had its Conservation Areas designated in 1976, and these have not been revised since that time. It consists of two separate areas, one centred around the historic core of the village at St Peter's Church, and the other around Hall Place and Ropley Grove on South Street.

The character appraisal was carried out sometime in the 1990's, and is a concise document. Of particular interest is the map which illustrates its extent, as reproduced in Figure 1, on the following page.

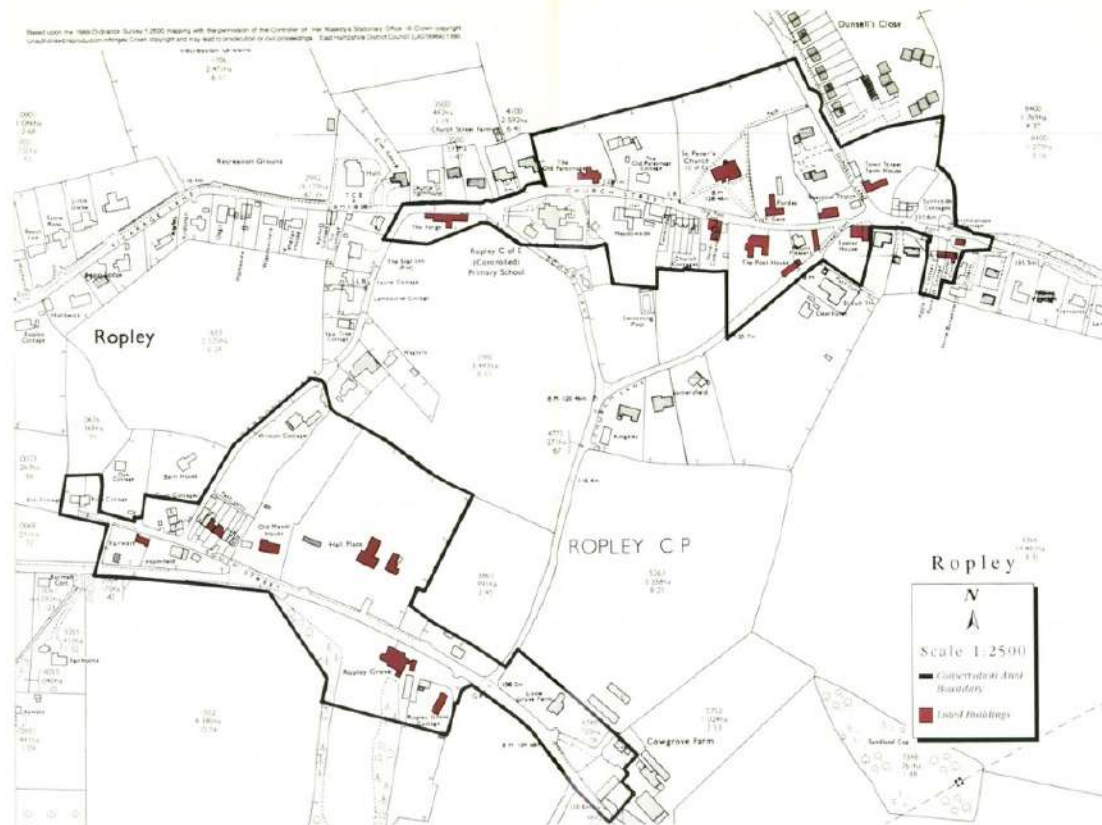


Figure 1; Illustration of the two conservation areas which cover Ropley. As a listed building, Town Street Farmhouse is coloured red in the North-Eastern corner of the Northern of the two.

Town Street Farmhouse is mentioned on page 1 with the following description:

*Town Street Farmhouse: A late medieval timber framed hall house with 16<sup>th</sup>, 17<sup>th</sup>, early 19<sup>th</sup> and 20<sup>th</sup> century additions. The brick walls are painted and the roof is tiled.*

The appraisal describes the character of the conservation area as being notable for a strong sense of enclosure created by roadside boundary walls and hedges, with winding roads providing different viewpoints.

In terms of materials, the appraisal recognises the number of traditional materials found throughout the areas, including brick, tile hanging, and timber cladding to walls and clay tiles, thatch, and slate to roofs.

## 2.0 Description of the Site

The site is located in the centre of Ropley village, to the North-East of the junction of Church Street and Dunsell's Lane. It includes the Grade II listed Town Street Farmhouse, which now incorporates a former agricultural cart shed, on a substantial plot.

As shown in figure 2, there are a large number of designated heritage assets in the centre of the village, although these are all located to the South, East, and West of Town Street Farmhouse, with the properties to the North along Dunsell's Lane and into Town Close being post-WW2 social housing, bungalows, and a garage block. Views of these together with views of Town Street Farmhouse from Church Street and its access from Dunsell's Lane are provided in figures 3-6.

In addition, Town Street Farmhouse falls within the Ropley Conservation Area, as described above.



Figure 2; Illustration of the proximity of designated heritage assets, taken from Historic England's mapping. Red boundary added to application site for identification purposes.



Figure 3; View of Town Street Farmhouse from Church Street, from Google Street View.



Figure 4; View of the access to Town Street Farmhouse from Dunsell's Lane, with the Northern end of the converted cart shed visible. Image from Google Street View.



Figure 5; View of the post-war council housing along Dunsell's Lane located immediately North of Town Street Farmhouse. Image from Google Street View.



Figure 6; View of the post-war bungalows and garage block located in Town Close, immediately North of Town Street Farmhouse. Image from Google Street View.

### **3.0 Property Details, Development, and Previous Consents**

#### 3.1 Description of the Property and Historic Development

Town Street Farmhouse is a multi-phase dwelling which originally formed part of a traditional mixed farmstead. This historically included a very substantial area of the site, enclosed by a range of buildings in a courtyard arrangement. This is explored further later in this paper by reference to historic maps and documents.

The core of the house is a late-C16 timber-framed hall house of 3 bays, which included a smoke bay into which a chimney was later inserted. The creation of the first floor is likely to be a C17 alteration, and the nature and height of the building's original construction as an open hall house has created some significant compromises to the first floor. The available height has meant that once the first floor had been inserted the principal tie beams had to be heavily cut at the bottom to try and allow adequate height for occupants to pass between bays at the first-floor level. Even with this drastic alteration, the heights below the remaining sections of the tie beams are extremely low.

A two-storey brick-built C18 wing was later added as a range to the Western end of the original frame.

A number of later extensions have been added and, in some cases, subsequently replaced to the Northern and Eastern ends of the building, and these are described in the following section on previous consents.

At the Northern end of the C18 extension a late C20 link joins the house to the former cart shed. The cart shed had been used as garaging at the time of the listing in the mid-1980's and was substantially rebuilt and converted to additional living accommodation in approximately the year 2002/3.

Internally there have been later alterations within the Western end of the first floor to provide sanitary accommodation.

The property as it currently stands is illustrated in figures 7-25, and a set of existing plans is provided from the recently completed survey in figure 6.



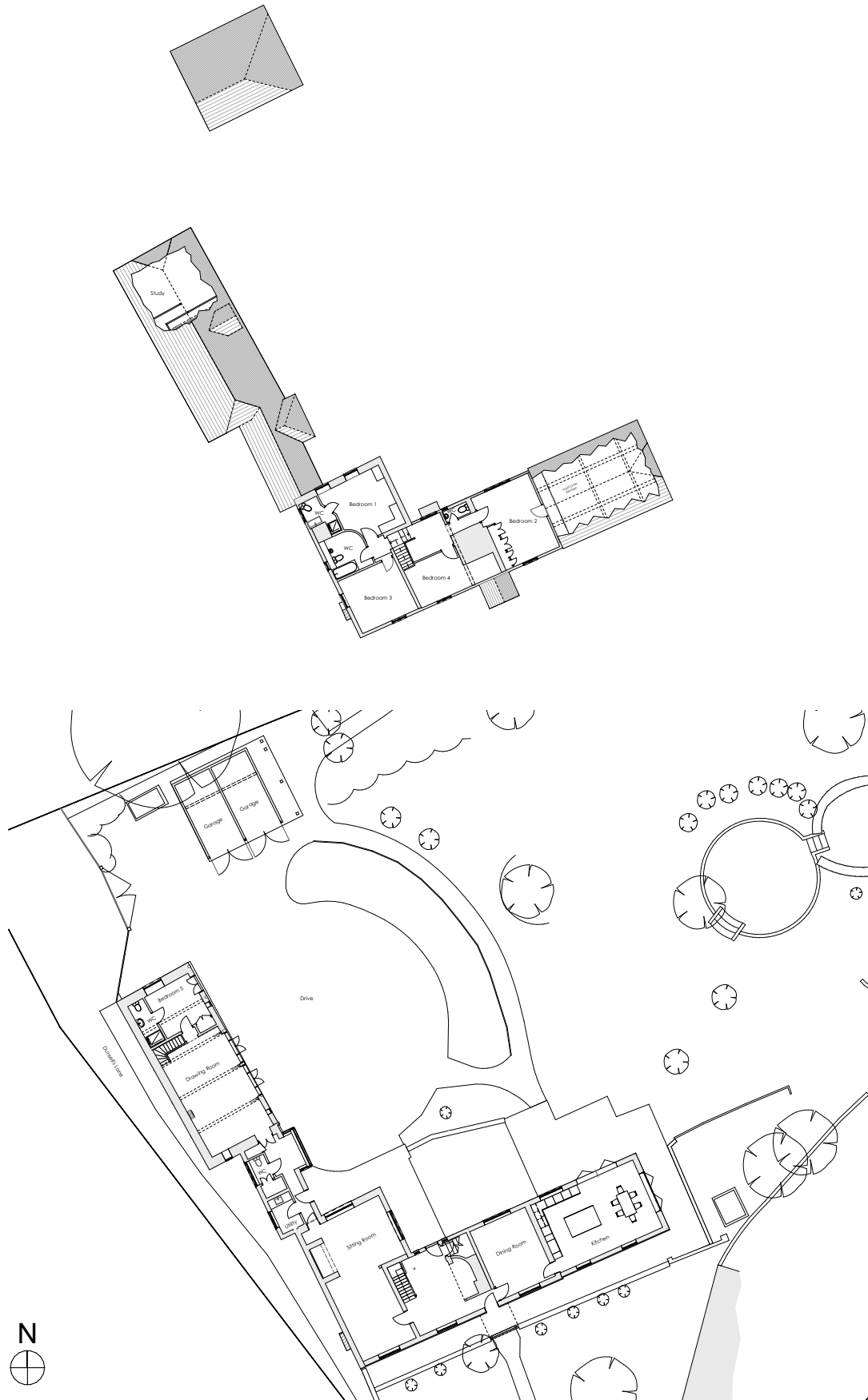


Figure 6; Existing plans of the property, Not to Scale.



Figure 7; View of the front (South) elevation, as seen from Church Street.



Figure 8; View of the rear (North) elevation of the Farmhouse and the Eastern elevation of the former cart shed, as viewed from the garden. Prominently visible in the left foreground is the kitchen extension, consented in 2011. Image by Knight Frank.



Figure 9; View of the courtyard (East) elevation of the former cart shed.



Figure 10; View of the Northern end of the courtyard, showing the end of the former cart shed, drive entrance, and the existing modern garage.



Figure 11; View of the rear of the original core of the house and the rear of the C18 extension with its painted brickwork, as seen from the garden.



Figure 12; View of the rear of the buildings, as seen from the gardens. Image by Knight Frank.



Figure 13; View of the Westernmost of the ground floor rooms in the original core of the house, showing the smoke bay and the later first floor. The modern softwood staircase is visible on the left. Image by Knight Frank.



Figure 14; View of the existing staircase in the hall, showing the poor quality twentieth century softwood stair, newel post, and balustrade.



Figure 15; View of the Easternmost ground floor room in the historic core of the farmhouse, with the later first floor visible. Image by Knight Frank.



Figure 16; View of the fireplace and living room on the ground floor of the C18 extension to the Western end of the original farmhouse. Image by Knight Frank.



Figure 17; View of the interior of the former cart shed, illustrating the conversion to living accommodation. Note the door to the back of the photo, where the bedroom is visible and accessed directly from this primary living space. Image by Knight Frank.

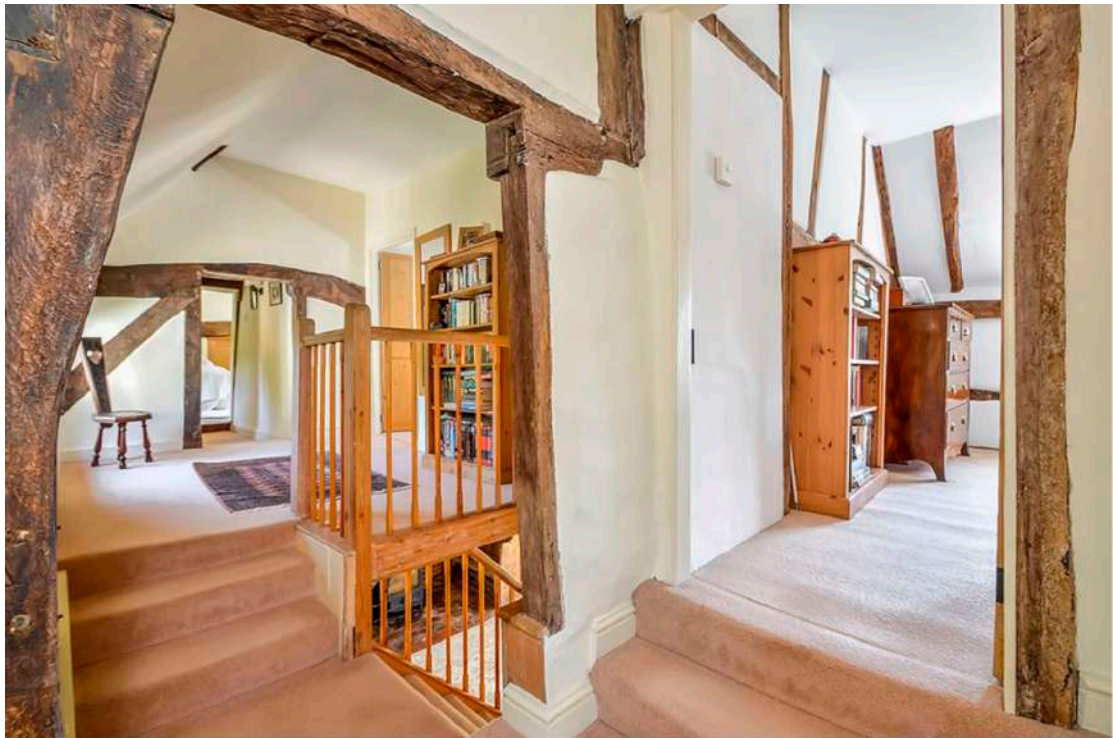


Figure 18; View of the first-floor landing in the C16 section of the farmhouse. Note the extremely low beams giving access to the bedrooms, and the cutting into the lower parts of the beams. Even with this attempt to raise the access heights, the bedroom doorway is only 1.58m high. Also visible is the upper section of the balustrade where this returns to form the guarding to the landing. Image by Knight Frank.



Figure 19; View of the first-floor landing showing the balustrade from the landing side.



Figure 20; View of the tie beam leading through to the Easternmost bedroom, illustrating how low it is, even with the underside cut out.





Figure 21; View of the Easternmost bedroom in the historic core of the property. An example of the low accesses and tie beam heights is put into scale by the adjacent beds. Image by Knight Frank.



Figure 22; View of the section of the Western bedroom in the historic core of the property, showing the section 'cut-off' between two tie beams and the chimney stack. The furniture illustrates the very low heights of the beams. Image by Knight Frank.



Figure 23; View of the Northernmost bedroom, within the C18 section of the farmhouse. Image by Knight Frank.



Figure 24; View of the South-Westernmost bedroom, within the C18 section of the farmhouse. Image by Knight Frank.



Figure 25; View of the bathroom, within the C18 section of the farmhouse. Image by Knight Frank.

### 3.2 Previously Consented Development

The property has been subject to a large number of previous alterations and additions, and these works and their consents are detailed below:

The central two-storey core of the building was re-roofed and insulated following the consent received in August 2015, under reference 21921/026.

The windows to the rear of the property were replaced with new oak units following consent under reference 21921/024, which was received in 2012. The new windows were consented to be in slim double glazing (12mm units).

In August of 2011 planning permission and listed building consent were received for the demolition of the existing kitchen and conservatory, and their replacement with a new timber-framed kitchen extension to the Eastern end of the original farmhouse. As this does not affect our current proposals, we have not included drawings of this, although as it was constructed, it does appear in the photographs and plans for context.

In 2005 consent was received under application numbers 21921/014 and 21921/015 to replace a dilapidated timber fence with a new brick and flint wall to the boundary of the front garden, on the Southern side of the farmhouse.

Internally alterations were carried out to the first floor of the farmhouse to create an en-suite shower room in the North-Westernmost bedroom. Consent for this was granted in 2004 under application number 21921/013, with the works being completed in 2008. An extract from the submitted plans for this application is provided in figure 26 below, to illustrate the modern studwork nature of the walls to the ensuite and part of the wall to the adjacent bathroom.

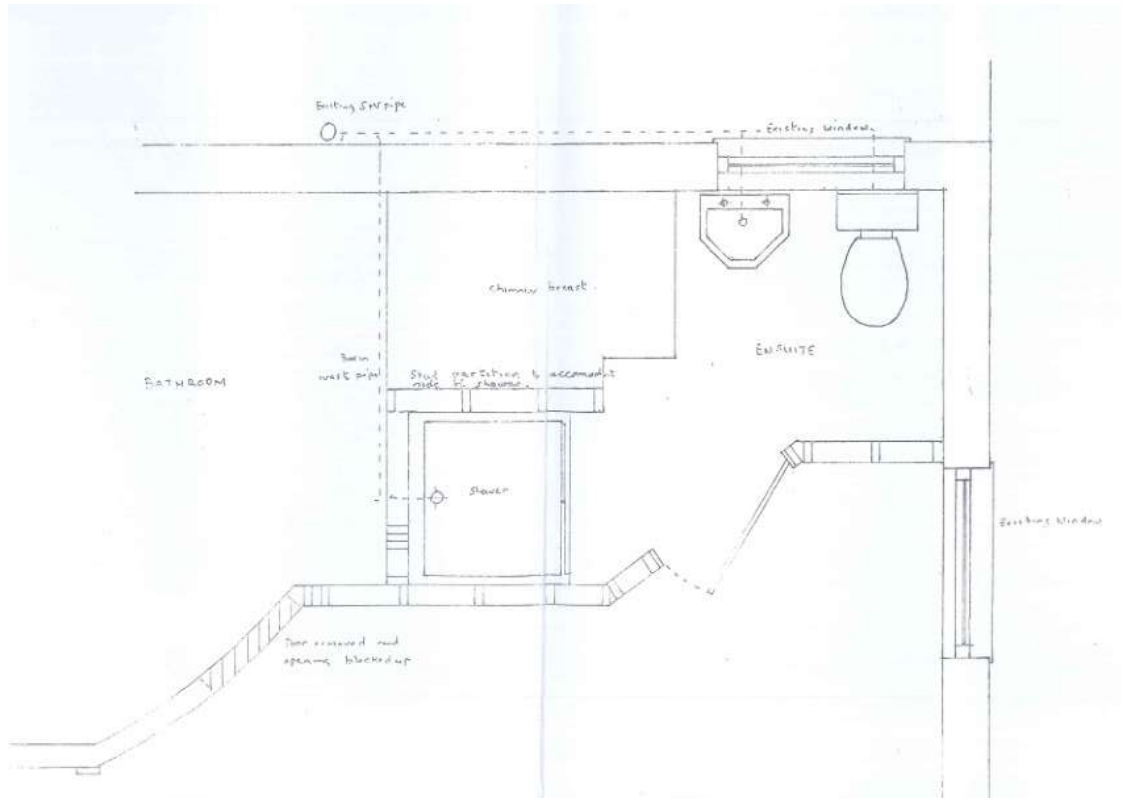


Figure 26; Partial first floor plan showing the modern studwork construction of the en-suite from application 21921/013.

Some discrete investigations were carried out on site to determine the construction of the curved section of wall to the bathroom adjacent to the en-suite, and this was found to be of C20 fletton brickwork. This will be adding significant load to the original C18 timber floor structure in this location, as there are no walls below. This corresponds with the information on the drawing shown above, where a former doorway has been infilled in brickwork, although it appears that the entire curved wall is constructed in masonry.

Consents under application numbers 21921/009 and 21921/010 granted permission for the conversion of the former cart shed, which had formerly been used for garaging, in 2002. A completion certificate under building regulations records that this work was finished on site in 2003. This work essentially rebuilt this dilapidated former agricultural building to form living accommodation including a large open living room, an en-suite bedroom, and gallery space over. It is illustrated in the drawings below from that application.



Figure 27; Reduced plans illustrating the works consented under 21921/009 and 21921/010 for the conversion of the former cart shed.



Figure 28; Reduced elevations illustrating the works consented under 21921/009 and 21921/010 for the conversion of the former cart shed.



Figure 29; Reduced elevations illustrating the works consented under 21921/009 and 21921/010 for the conversion of the former cart shed.

In 2002 consent was received under application 21921/008 to construct a new double garage/store building with log store. This is the garage which currently exists close to the Northern boundary of the site. Extracts of the drawings from that application are provided below.

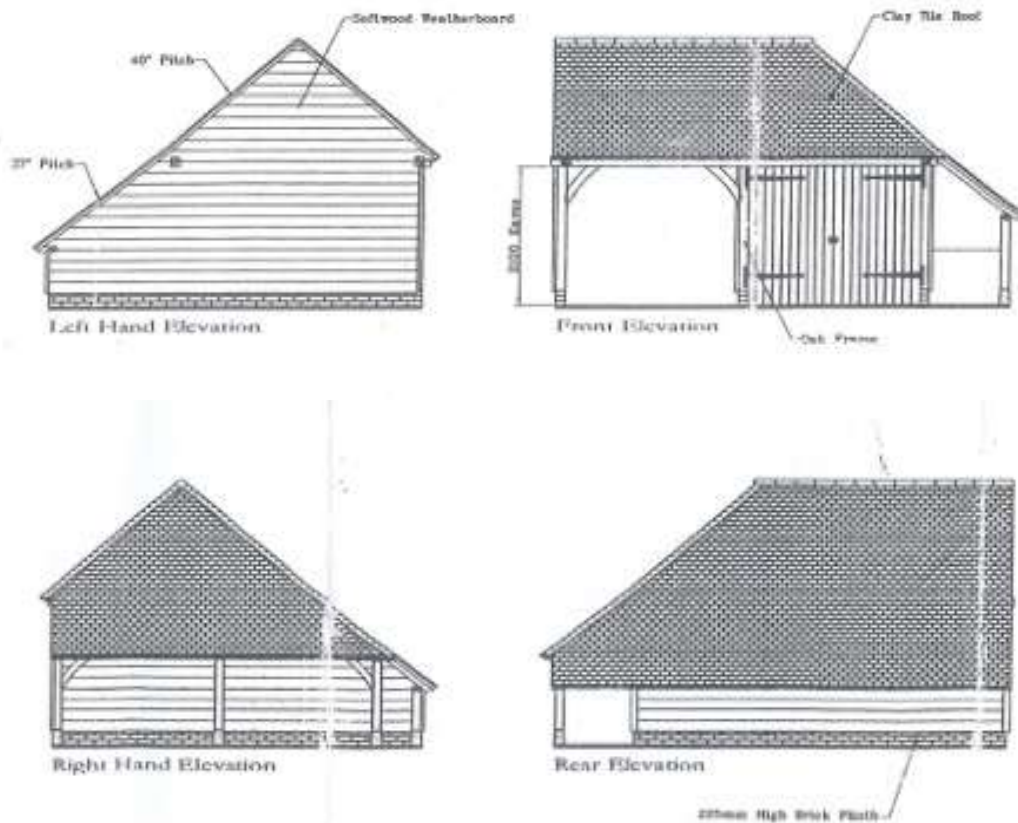


Figure 30; Reduced elevations illustrating the modern garage building consented under 21921/008.

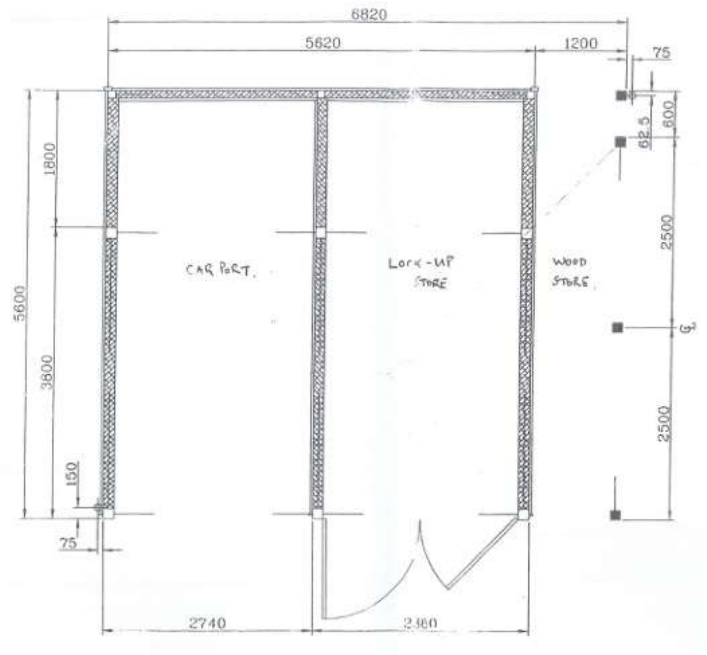


Figure 31; Reduced plans of the modern garage building consented under 21921/008.

Lastly, in 2001 the earlier conservatory which was latterly demolished and replaced by the kitchen extension in 2011, was consented under application number 21921/007 on the basis that it replaced an even older pre-existing conservatory.

#### 4.0 Historic Mapping & Research

In addition to the extant elements described above, research has demonstrated that the site historically included a wider range of traditional agricultural buildings forming a large courtyard to the North of the farmhouse. Of these only the former cart shed now remains, although the other buildings existed well into the twentieth century.

Historic maps are set out on the following pages to illustrate the forms and development of the farmstead through time.



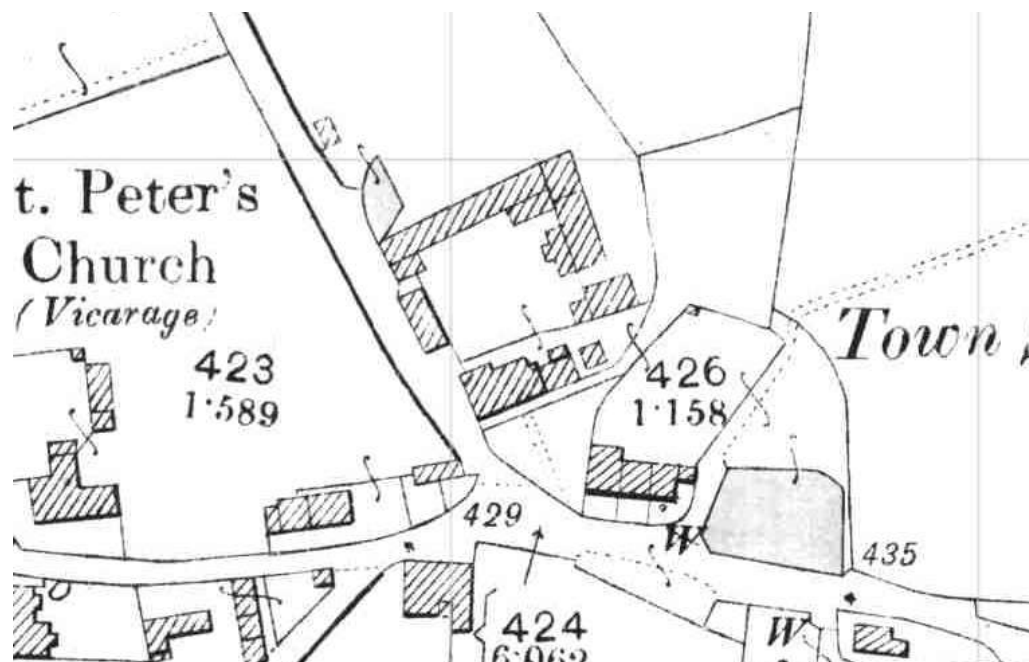
Figure 32; Ordnance Survey of 1870, illustrating Town Street Farm (annotated as 475, at the centre of the plan). The farmhouse is at the Southern end of the site, with a large quadrangle of buildings to the North, running along Dunsell's Lane and then back into the East. A very large building is shown running along the Northern boundary, beyond which is a pond. The ground to the East of the courtyard is likely to have been an orchard. Provided by Groundsure. Zoomed view of site provided below.







Figure 33; Ordnance Survey of 1896. This shows that the site has barely changed since the preceding survey. The only changes being the removal of the structure to the North, beyond the courtyard, and the removal of the small projecting section of building in the centre of the Northern courtyard range. Provided by Groundsure. Zoomed view of site provided below.



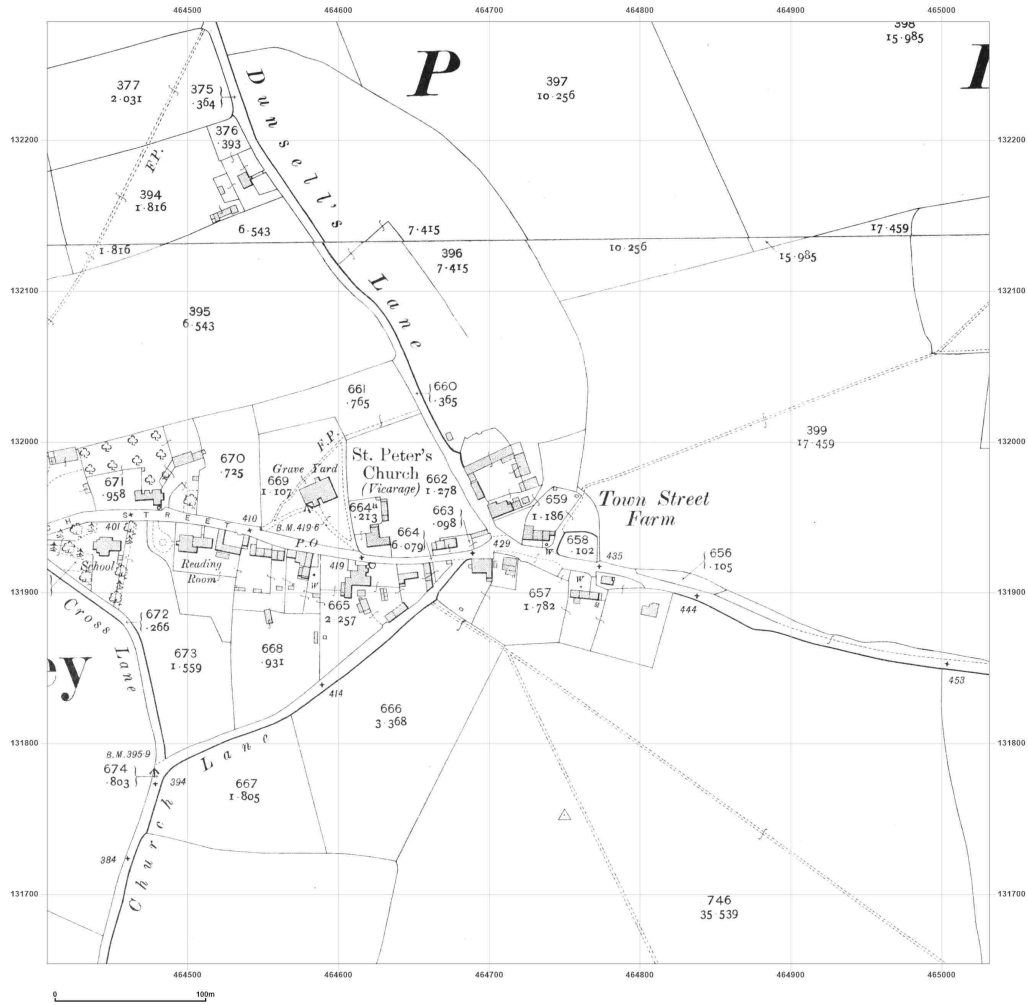


Figure 34; Ordnance Survey of 1909. The buildings remain broadly similar to the preceding survey, with the buildings along Dunsell's Lane and the Northern range now almost contiguous. The pond to the North now appears to have gone. Provided by Groundsure. Zoomed view of site provided below.



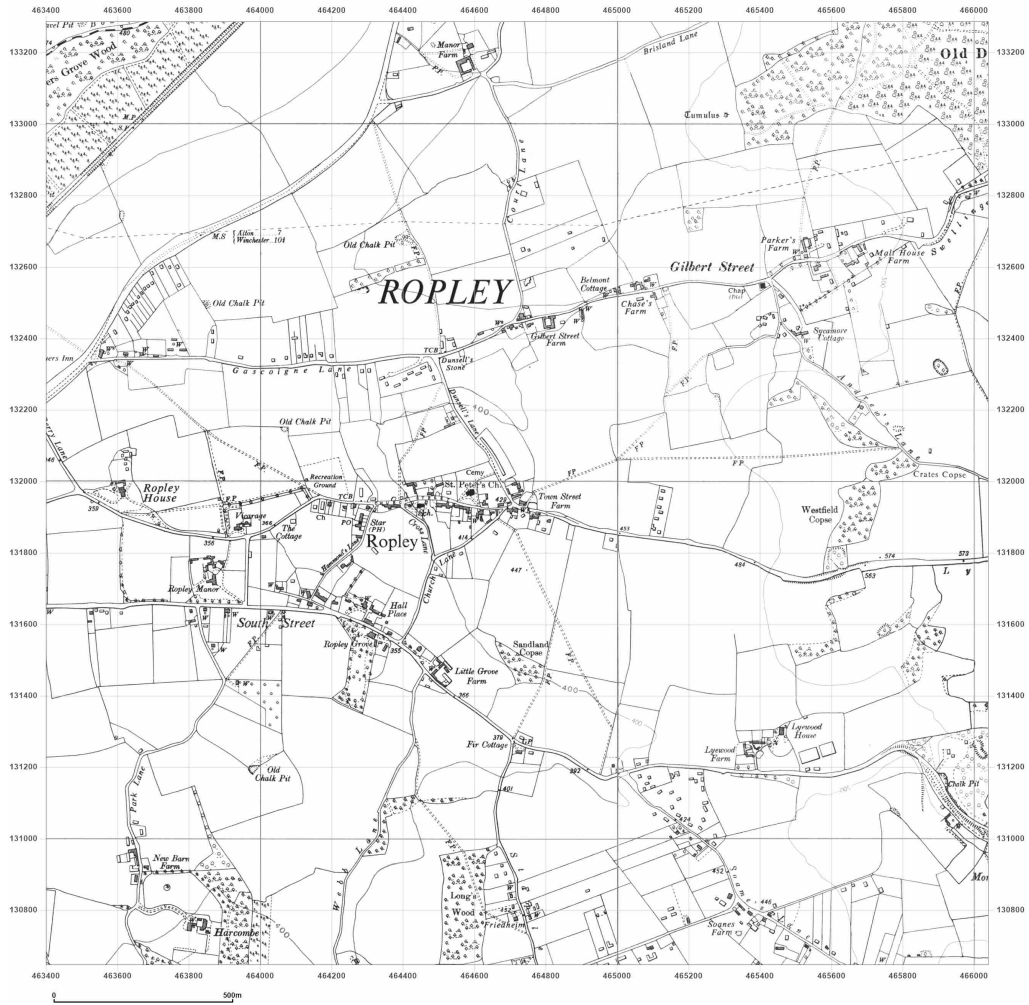


Figure 35; Ordnance Survey of 1957. The farmstead retains its courtyard, with the only substantial change being the removal of the section of building to the North-West corner. Provided by Groundsure. Zoomed view of site provided below.





Figure 36; Ordnance Survey of 1974. By the time of this survey the site had reached close to its current form with regard to the surviving historic buildings, with only the farmhouse and cart shed remaining. The post-war housing on Dunsell's Lane and Town Close are now shown for the first time. Provided by Groundsure. Zoomed view of site provided below.



The available Ordnance Survey mapping for Town Street Farmhouse leaves a significant gap between the 1909 map and the 1957 map, the latter being from the 1:10,560 scale series, rather than the 1:2,500 scales available for the other dates.

Details of the sale of the farm in 1934 were found on the Ropley History website, and these help to provide information on the farmstead within the 48-year period left between the County Series revisions for the village.

Relevant parts of this information are set out below, with full details being available at: [https://www.ropleyhistory.org.uk/catalogue\\_item/tim-day-collection/tim-day-single-archives/sale-booklet-of-town-street-and-gilbert-street-farms-including-map-1934](https://www.ropleyhistory.org.uk/catalogue_item/tim-day-collection/tim-day-single-archives/sale-booklet-of-town-street-and-gilbert-street-farms-including-map-1934)

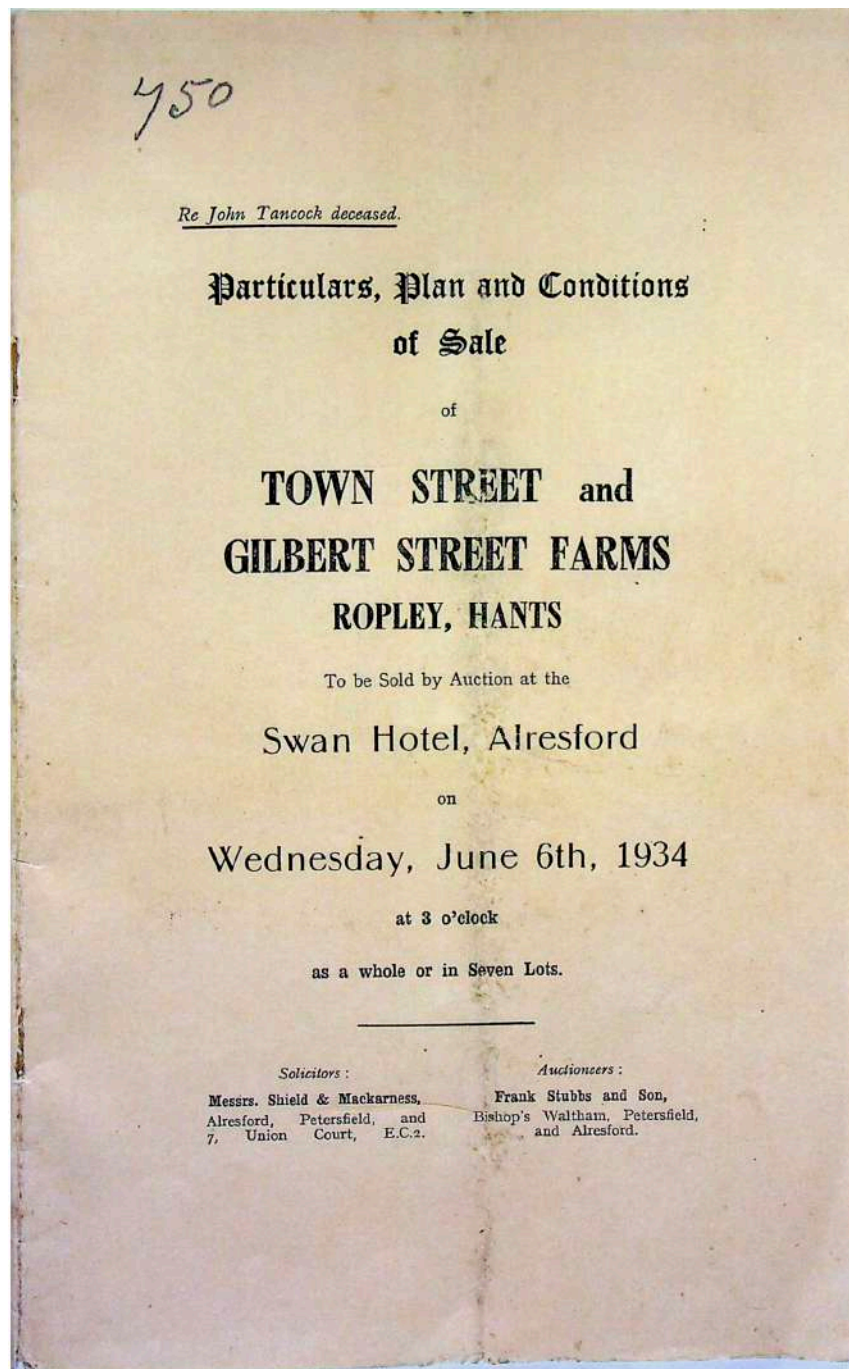


Figure 37; Particulars booklet from the 1934 sale of Town Street Farm.

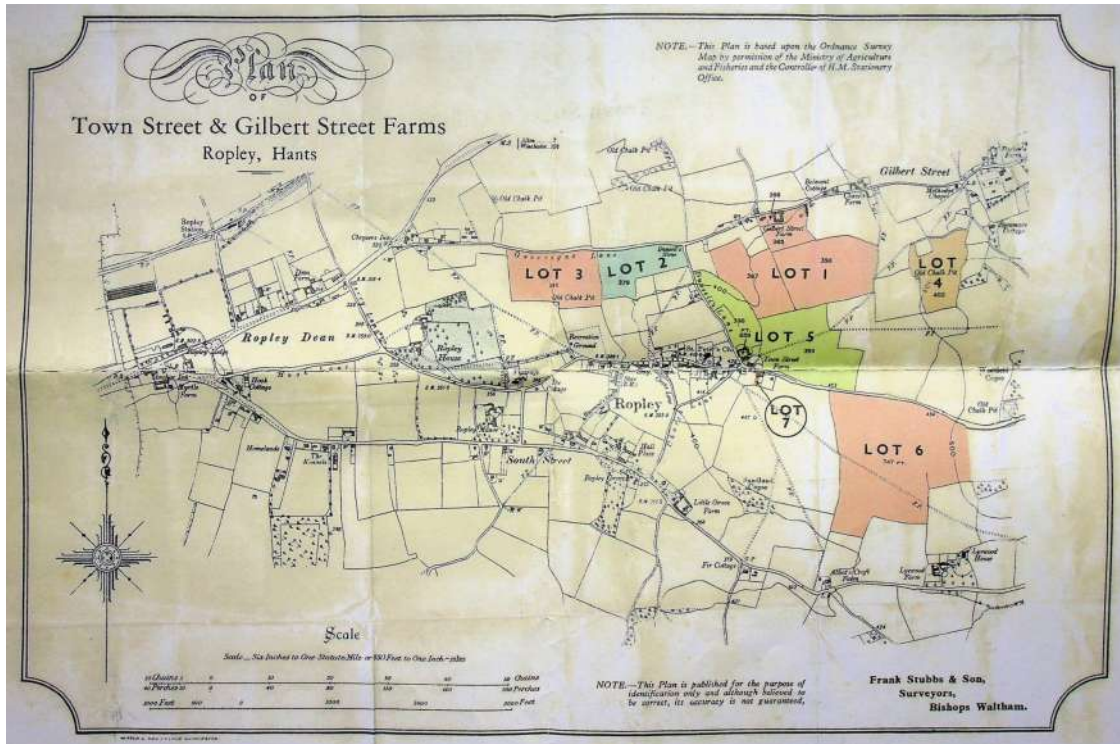
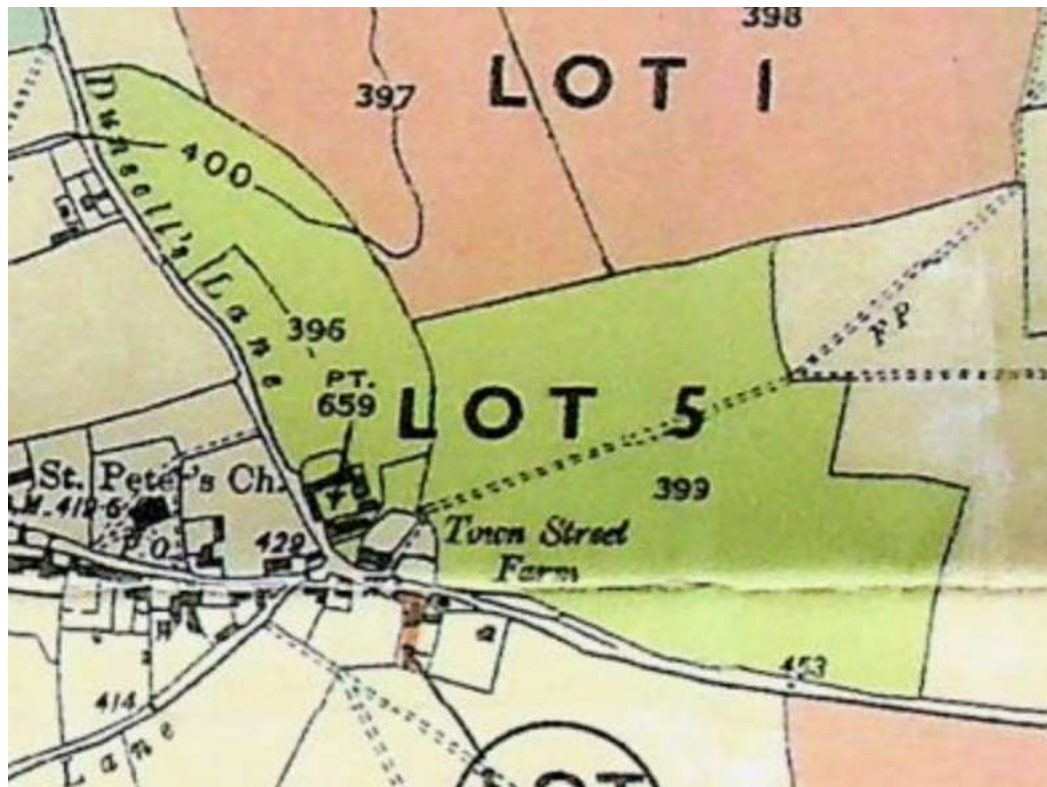


Figure 38; Plan of the lots from the 1934 sale of Town Street and Gilbert Street Farms. Town Street Farm is shown as Lot 5, coloured green. The image below shows a zoomed-in image of this, with the full courtyard of buildings visible.



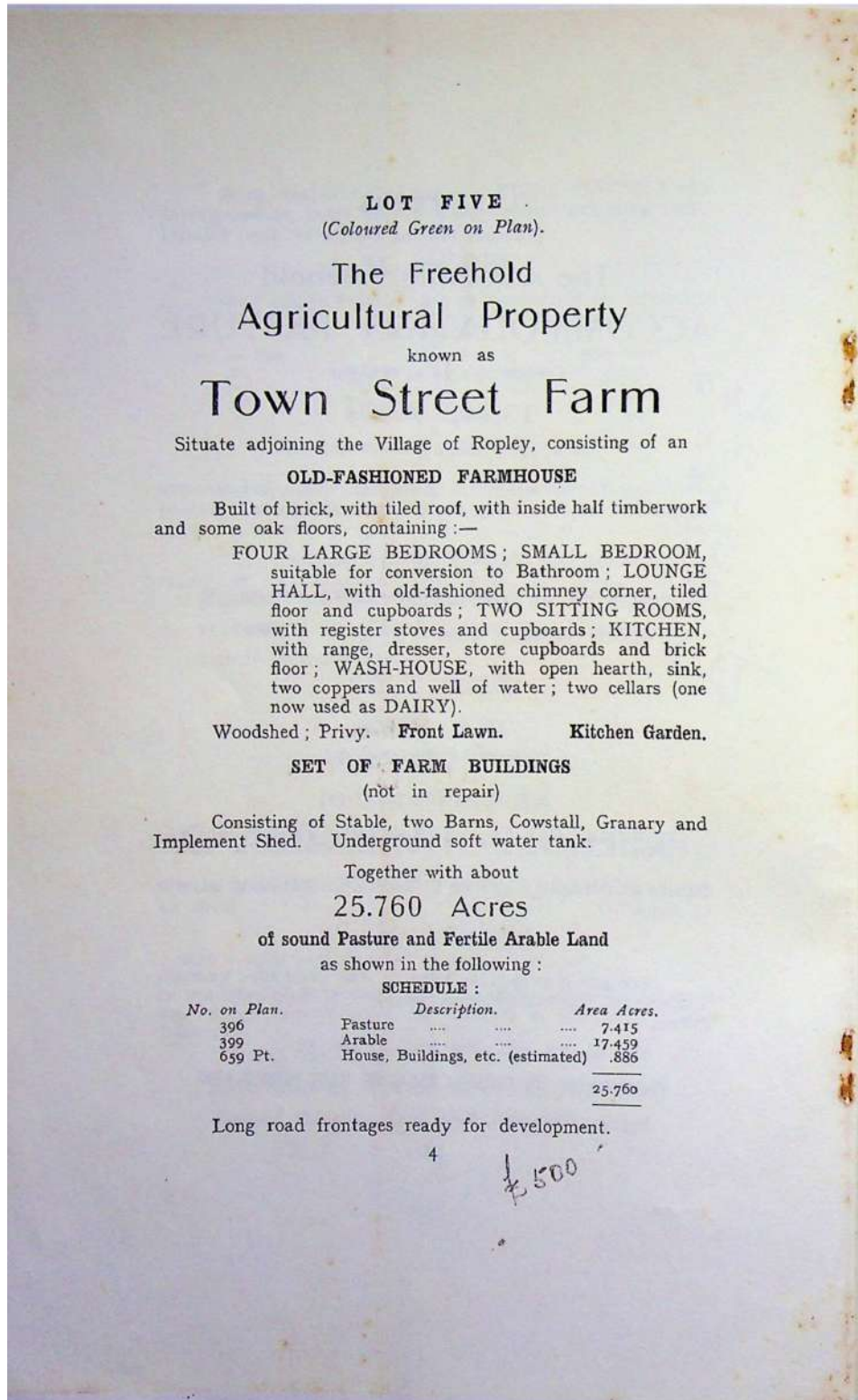


Figure 39; Details of Town Street Farmhouse and its farm buildings as they were in 1934 at the time of the sale. It is notable that they were not in repair, and that the types of building described prove that this was a traditional mixed farm.

These sale details tell us that the full courtyard of farm buildings were complete in 1934, with the first elements of demolition taking place between 1934 and 1957, when the first building is shown to have been removed.

## 5.0 Assessment of Significance

Following the desk-based assessment and on-site evaluation of the heritage asset, it is considered that the asset demonstrates the following nature of significance:

In all of the facets described below we have considered HISTORIC, EVIDENTIAL, and AESTHETIC values.

Consideration is then given to whether any harm to an individual aspect may result from the proposals, with this being discussed in greater detail in the following section.

### Historic

There are no known historic events connected with Town Street Farmhouse. Its historic value is limited to a very general one relating to how it contributes to the understanding of the growth and past activity of the village.

**Extent of Fabric:** None.

**Level of Importance:** Low.

### Use

Significance in terms of use is limited to evidential and historic facets, in allowing an understanding of the former agricultural use of the site, and the traditional domestic accommodation afforded by the farmhouse. Having the agricultural use within the core of the village is of interest, as many such farm sites within settlements have been lost. The evidential facet has diminished over the course of the twentieth century, as many of the former agricultural buildings have been lost, with the site taking on an increasingly domestic character.

**Extent of Fabric:** Farmhouse and cart shed.

**Level of Importance:** Medium.

### Architectural

The buildings at Town Street Farmhouse are not architecturally significant in terms of the architectural artform, but they are evidentially and historically significant in being legible to the observer, allowing an understanding of vernacular buildings, the technologies of their construction, original functions, and the subservience which runs from the farmhouse to the former agricultural buildings which supported it.

Whilst this has been diminished at Town Street Farmhouse by the loss of many of the former agricultural buildings which illustrated the typologies of buildings employed at a traditional mixed farm, there is still sufficient extant fabric that, when combined with a little research, allows the whole to be understood.

In addition, the fabric of the farmhouse, particularly to the C16 and C17 core elements, provide a good example of a late medieval timber framed hall house, with the typical later alterations such as chimney and first floor. These provide strong levels of evidential significance.

**Extent of Fabric:** Farmhouse and to a lesser extent, the cart shed.

**Level of Importance:** High (Farmhouse) Medium (Cart shed).



### Setting

As expanded under consideration of the cultural significance below, the setting of the farmhouse and its farmstead are reciprocally important with the village. The Southern side of the site is highly visible from the centre of the village, and as illustrated in figure 1, there are a large number of designated heritage assets in this area to the South of the site. These mutually produce a setting which provides those who experience it with a strong sense of the historic development of the village.

The inclusion of a former farmstead in this mix is important in terms of understanding both historic and evidential significance. Some aesthetic significance is created by the pleasing vistas of human-scale buildings and a palette of traditional materials.

**Extent of Fabric:** All.

**Level of Importance:** Medium.

### Location

The location of Town Street Farmhouse within the village is significant, predominantly for historic reasons, as farms made up one of the key employers and shaping influences on the landscape and in the formation of rural communities.

**Extent of Fabric:** All.

**Level of Importance:** Medium.

### Artistic

There is no known artistic significance.

**Extent of Fabric:** None.

**Level of Importance:** None.

### Cultural

The house and site have historic and evidential significance in understanding the vernacular English way of life which make up our cultural history. Links in rural villages to farming and the land which surrounds them was historically stronger than it is now, and the instances of farmsteads set within village centres was once prevalent. Many villagers would historically have worked the land, and this activity is part of the history of many rural families. As such understanding and preserving the legibility of the site and its buildings as a centre of former agricultural activity is a central part of its special interest.

**Extent of Fabric:** All.

**Level of Importance:** Medium.

### Archaeological

There is no known particular archaeological interest.

**Extent of Fabric:** Site.

**Level of Importance:** Low.

### Contents

No contents of any significance have been identified.

**Extent of Fabric:** None.

**Level of Importance:** None.

### Summary

In summary, the primary aspects of significance which make up the special interest of the asset are centred around the historic and evidential facets in Architectural, Setting, and Cultural terms. These are all generally at a moderate level, with the only high level identified being the architectural evidential value illustrated by the insertion of the first floor into the farmhouse, as this provides a good example of how many houses changed during their late to post-medieval stages. In considering this the compromises evidenced by the necessity to heavily cut the tie beam are of great interest even if the low beams continue to cause difficulty in moving between spaces.

## **6.0 Need**

The property as it stands has several shortcomings which place pressure for change on the underlying historic core of the farmhouse.

The first of these is the extremely compromised door height (only 1.58m) to the largest first floor bedroom, and other areas of restricted access caused by the low height of the tie beams forming the original frame from the first floor. As discussed above, this is a result of the original hall-house design, where no first floor originally existed. When the floor was subsequently added the tie beams naturally remained at their set heights, which are so low that in earlier times their lower sections have been imprudently cut away. The 1.58m height of the access to the bedroom includes the additional height gained by cutting away the lower part of the beam.

This extremely restrictive access feeds into the second issue, which is a substantial imbalance in living accommodation versus usable sleeping accommodation. The farmhouse has a gross internal floor area of 380m<sup>2</sup>, but only two reasonably usable bedrooms. The other two rooms nominally labelled as bedrooms on the first floor suffer from headroom/access issues to the point where they are not readily useable. There is a further bedroom on the ground floor, located within the conversion of the former cart shed, but this is accessed directly from the primary living space, so offers little privacy or acoustic separation.

Lastly, and also as a result of the original nature of the property, the house is currently not at all conducive to providing an accessible environment for older people or those with disabilities. The many changes in level and the need to bend to enter many of the first-floor spaces, means that the opportunity for lifetime living, or accommodating those with mobility issues makes the house unviable for many would-be residents.

## 7.0 Proposals

### 7.1 Pre-application Submission

This initial section includes the description of the proposals as they were at the time of the pre-application submission in order that the design progression can be understood.

#### Ground Floor

The primary element of the initial proposal was to consider the addition of a single storey wing, of a traditional form akin to the courtyard farmstead which formerly existed on the site well into the twentieth century. This was designed to provide useable bedrooms with the necessary bathrooms in a more accessible manner, without compromises to access and headroom exhibited by the existing first floor bedrooms. The latter then only being necessary for occasional use. Adding this wing was designed to remove pressure for change within the historic core of the property.

A sketch of the possible arrangement of the site and the new wing was provided in the pre-app and these are provided in figures 40 & 41. This was designed to create a courtyard space and a sense of the historic farmstead, as well as placing development in the least harmful location.

The existing vehicular access would be retained and would run around the outside of the buildings.

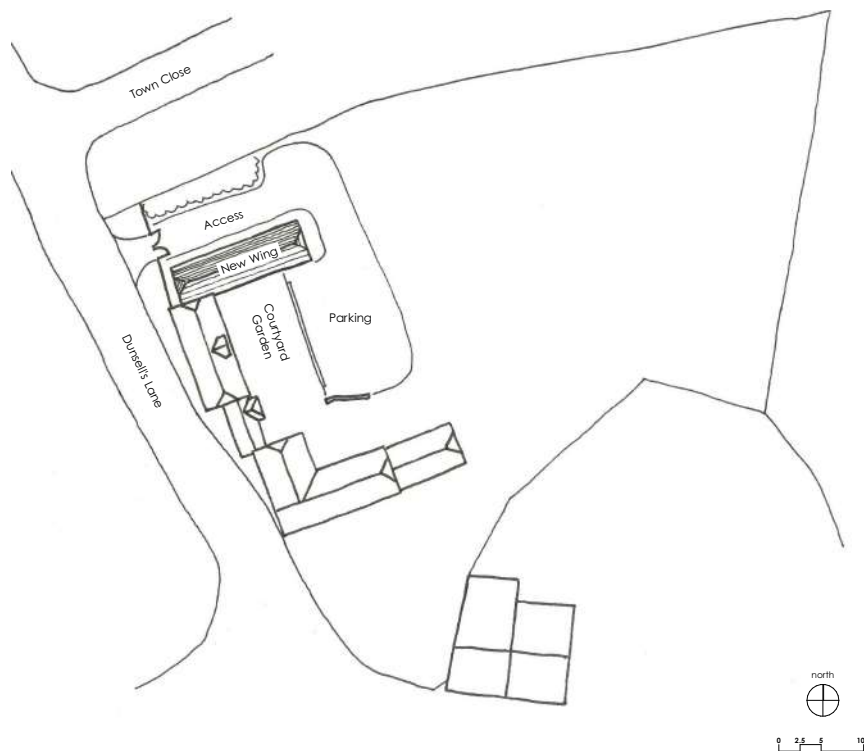


Figure 40; Sketch of the proposed site plan, illustrating the position of the proposed wing to provide additional, accessible, bedrooms.

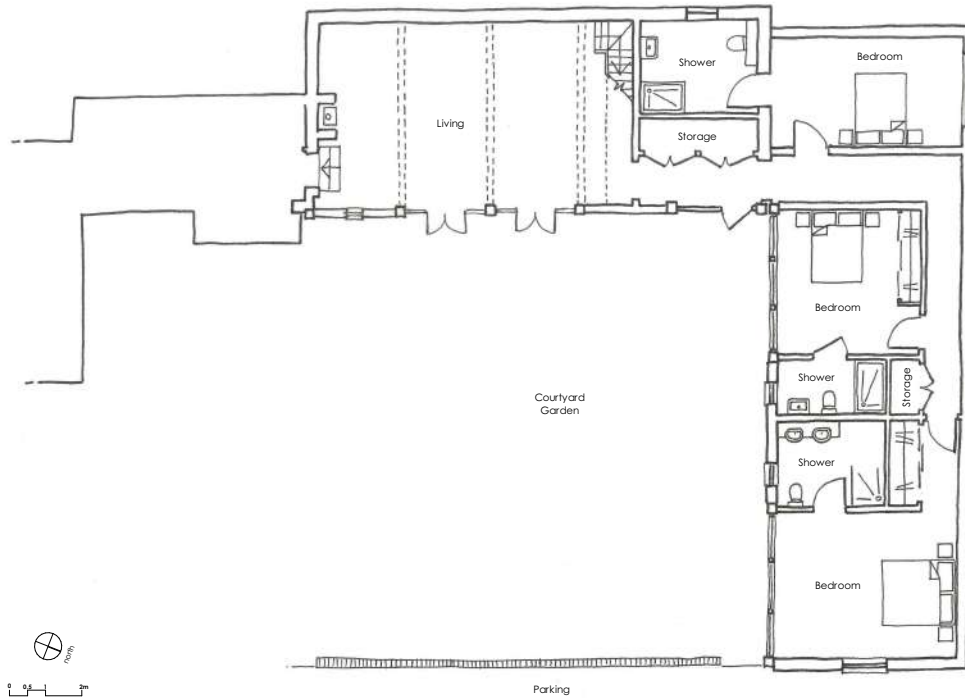


Figure 41; Sketch of the proposed ground floor plan of the former cart shed, including the new wing.

#### First Floor

To the first floor it was proposed to remove some of the twentieth century studwork partitions to open-up the space in the Northernmost bedroom and allow the chimney to be expressed within this room once more.

The modern partitions of the existing family bathroom were to be altered to create a more orthogonal arrangement, and the South-Westernmost bedroom was shown to become a bathroom and dressing space.

Lastly, we considered the addition of a new window in the Eastern wall of the Northernmost bedroom, to provide a view to the garden.

All of these changes are located within the C18 wing, in order to avoid alterations to the C16 and C17 fabric.

A sketch of the proposed first floor alterations as provided for the pre-application submission is included below.

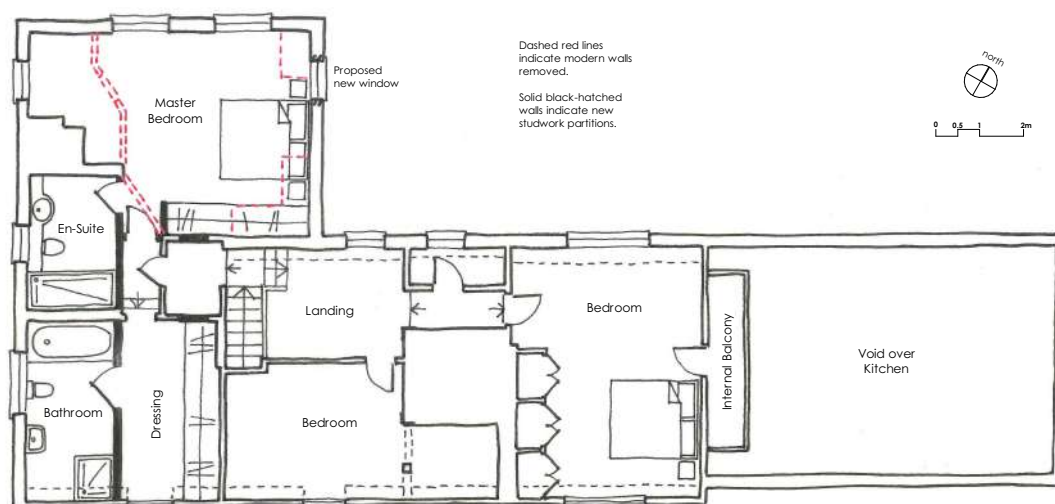


Figure 42: Sketch of the proposed ground floor plan, including the new wing.

### Pre-app Response

Following the initial pre-app submission (21921.999), during which the conservation officer undertook a detailed site visit, advice was received from the Local Planning Authority on the 9<sup>th</sup> October 2023.

This was a positive response, and it was very useful to have the meaningful engagement of the officer and their advice as to the way forward prior to preparing detailed proposals. The Assessment section of the response is provided below for ease of reference:

*Historic mapping suggests that the existing farmhouse once formed part of a courtyard of buildings which encircled a farmyard. Most of these agricultural buildings appear to have been demolished sometime in the 1960s, except for a reconstructed cart shed which now attaches to the dwelling and has been converted into living accommodation.*

*The existing first floor bedrooms suffer from an extremely low access corridor which renders them of limited functionality. The principle of providing an additional wing to provide more practical habitable space is in principle supportable.*

*As the attached former cart shed has been substantially reconstructed, the proposed extension would not likely result in a substantial loss in historic fabric at the connection point. Whilst elevation drawings have not been provided, it is understood the extension would be of modest, single storey height and have a subservient appearance to the existing dwelling. The overall layout of the proposed dwelling would to some extent replicate the historic farmyard arrangement which historically existed on the site.*

*The proposal does not raise any particular heritage concerns and an application would not be discouraged. Good design detailing will be important for the success of the scheme, especially in terms of choice of external materials and window and door details.*

*The interior works on the existing dwelling would appear to involve the loss of modern stud walls and are unlikely to raise concerns. Similarly the proposed bedroom window would not likely be objected to subject to agreement on design. Timber framed single glazing would normally be expected on a listed building.*

On the basis of the above we have prepared a fully developed design taking forward the positively received initial proposals, albeit with greater detail and the added clarity provided by a full survey of the existing site and buildings.

## 7.2 Developed Proposals

The drawings of the proposals are submitted as part of the application set. A number of rendered views are provided here to aid the reader in understanding the principal elements.



Figure 43; Aerial rendered view showing the site from the East. This shows the relative positions of the ground floor extension to the right of the cart shed, and the garage and store building. The sense of the courtyard garden and revised parking area is also shown.

The proposals which form this application predominantly include the same elements that were part of the pre-application submission; the new single-storey ground floor wing to provide additional bedrooms, and alterations to the existing bedroom and sanitary accommodation on the first floor to the Northernmost parts of the house to improve the arrangements here and introduce a new window to give a view to the garden.

The amendments which have been made to these elements during design development include:

- A slight change in the angle of the proposed new wing to match the angle of the boundary and existing house, which also assists with access.
- A slight pulling back of the wall where the extension meets the vehicular access to the highway, to improve sight lines for those leaving the property.
- The addition of an airing cupboard on the first floor as part of the proposed bathroom.
- The addition of storage to Bedroom Three, which currently has no wardrobing.



Figure 44; Rendered view looking to the North-West from the parking area toward the new single-storey wing across the courtyard garden. The lower ridge height and traditional materials are clearly visible.

Following further consideration both by the applicant after their purchase of the property, and also by ourselves as the architects as we began the design process in earnest following our receipt of more accurate survey information, some additional elements have also been added to the proposals.

These include the following:

- The addition of a new garage and store building, with log store, as the existing garage and store will need to be demolished to facilitate access around the proposed extension.
- The addition of a small traditional flat porch canopy over the back door, in order to provide protection from the weather whilst opening the door.
- The proposed change of the existing twentieth century poor quality softwood stair and balustrade in the main body of the house to a new oak stair, more appropriate to the age and character of the property.
- The proposed addition of thin double glazing to those windows which do not currently have this, in order to improve thermal efficiency and try to address the climate emergency.
- The addition of solar panels to the roof of the proposed extension on its internal courtyard face, where it will not be visible from the public realm. This will assist in sustainable energy generation and help address the climate emergency.

Of the changes to the proposal, the greatest is the proposed addition of a new garage and store building. This is considered necessary due to the loss of the existing building, and the proposals seek to include a building of similar style and quality. It has been sited to continue the sense of the arrangement of the former agricultural buildings.

The image below illustrates a comparison of the existing and proposed buildings against the extent of the historic farmyard.



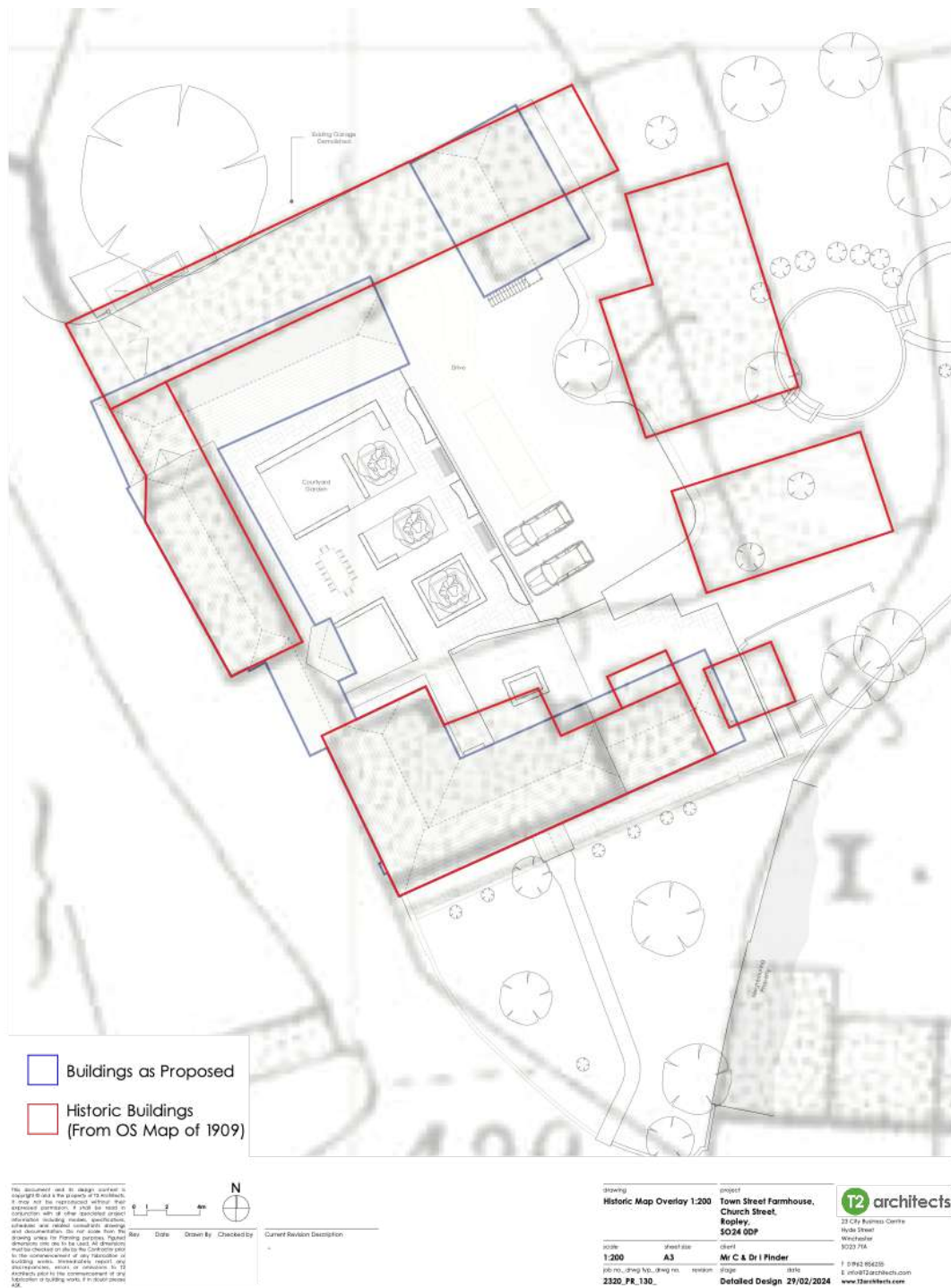


Figure 45: Overlay of current and proposed buildings (in blue) vs the historic farmyard arrangement (in red).

This demonstrates how extensive the original buildings (in red) were, particularly in how far they extended to the East, into the current garden. Our proposals do not seek to reinstate any previous iteration of the site, but simply take clues from the former arrangement and extent, which we feel is appropriate to the site.

The proposed extension and garage are of single storey traditional forms, with ridges that have been kept lower than that to the existing cart shed, and very substantially lower than the farmhouse. This ensures subservience in the reading of the buildings and prevents these new additions dominating the existing historic elements. In addition, the

materials chosen have been considered to be sympathetic with the existing palette to the cart shed, using a mix of brickwork and timber cladding together with clay tiles to the roof.

With regard to the application for improved thermal efficiency to the existing single-glazed windows, and the inclusion of solar panels, these reflect the applicant's wish to play their part in combatting climate change as part of the climate emergency. The rise of electric vehicles means that suitable garaging with appropriate charging facilities is becoming more important, and the new garage would help allow for this to be included. In addition, the solar panels would permit some generation of power on the site.



Figure 46; View of the new wing and garage as seen from Dunsell's Lane.

## 8.0 Consideration of Harm

The proposals within the historic core of the farmhouse have been limited to the C18 part of the house, with no changes proposed to the C16 and C17 fabric or spaces beyond the replacement of the poor-quality softwood staircase and balustrade, and re-glazing of the existing single-glazed windows in the existing frames with new thin double glazing, such as Histoglass, or similar.

Those alterations proposed are the alteration or removal of fabric created in the C20, and the formation of reversible studwork partitions to provide a bathroom and airing cupboard, whilst allowing the primary bedroom to regain more of its original form. The only loss of historic fabric would be a limited area in the North-East wall to create a new window with a view to the garden.

To the ground floor the proposed alterations and extensions are located well away from the core of the house, altering the C20 interior of the largely rebuilt cart shed, and adding a single storey wing to this to re-form a sense of the historic farm courtyard, using a traditional agricultural form and materials. Similarly, the new garage and store has been designed to have a traditional appearance and use materials which match the existing. For both new additions the design deliberately keeps the roofs and their ridges low, to ensure these appear subservient and minimise any harm to the setting of the historic elements of the site.

On this basis the elements which introduce changes have been deliberately targeted to avoid harm to the aspects of the asset which make up its significance and therefore its special interest. Whilst not seeking to restore the former agricultural buildings, the proposed form of development seeks to be sympathetic and reinforce the nature of the site.

On a more modest scale, the alterations to the ground floor of the existing farmhouse are limited to very discrete interventions. These include the addition of a small traditionally styled porch canopy to the back door, which is not visible from the public realm and could be reversed later by its removal if desired, and changes to the glazing of the currently single-glazed windows and the change of the poor-quality staircase, as described above.

The issue of replacement of single-glazing with multiple-pane units has historically been considered challenging in heritage assets due to either the loss of historic glass, such as cylinder or traditionally blown glass, or because of the differing light refraction properties of double glazing. However, Town Street Farmhouse does not include any historic glass, and the ability to re-glaze the windows with slim units would mean harm to the windows would be minimal. This should be balanced with the good that can be done to reduce the heating requirements of the building, and therefore energy use for the good of the wider environment.

In addition to considering the potential for harm to the host asset, the placing of the proposed development at the Northern end of the site will mean that it is not visible from other designated assets in the core of the village, all of which lie to the South, East, and West, and will therefore not harm their settings. As the proposed development would run into the site, with only the narrow West elevation visible from the road frontage, impact on the public realm would be minimal. This also minimises any harm to the Conservation Area, which is a heritage asset in its own right.

Consideration has also been given to the impact on any views from St. Swithun's Way, as this runs to the North-East of the site, as shown in the image in figure 47, below. However, the significant slope downwards of the land beyond the Eastern boundary,

the distance from the buildings, together with boundary hedge and planting to the garden means that the change to the buildings will either be invisible or not be unduly noticeable from St. Swithun's Way. The use of a traditional style and single-storey form to the extension and garage will also ensure that where these additions are visible, they appear sympathetic to the existing buildings and landscape.



Figure 47; Plan showing the route of St. Swithun's Way. Approximate site of Town Street Farmhouse shown in red. Image from Hampshire County Council website.

In all instances, care has been taken to understand the nature and special character of the existing buildings and site, and to balance the needs of providing suitable accommodation and sustainable features against the identified aspects of significance so that harm is minimised. The need to provide a reasonable balance of useable sleeping accommodation, which has the advantage of being accessible, and of improving the sustainability of the property in a manner which respects its status whilst responsibly addressing the climate emergency are important, and we feel that by applying a robust process of conservation-led design a positive proposal has been developed which does not present an unacceptable level of harm.

## 9.0 Conclusion

Having considered and understood the nature of the building and the site, together with its significance, we have sought to address the need which is born out of the particular character of the buildings by providing solutions which will enhance them whilst minimising harm. The proposed additional development has been located in the area of least significance, and a character of development chosen which is sympathetic to the site and whilst not directly replicating historic buildings, takes reference from them and sits well within their original context.

The proposals will provide a more sustainable dwelling which better meets the needs of contemporary living for a property of this size and type, as well as providing more accessible accommodation which will make the property more attractive to a wider range of residents going forward and allow a more diverse group of occupants, or those whose needs change during their lifetimes, to remain in occupation.

We therefore hope you can support this proposal.