

Eastney Farmhouse

Heritage Statement incorporating Design & Access Statement

Proposed new building link between the main house and ancillary building

2406 4.731

Rev 01

October 2024

1. Introduction

This document is in support of the listed Building application for the construction of a one storey building link between Eastney Farmhouse and the ancillary building in the rear garden known as "The Pigsty".

The dwelling comprises a C17 farmhouse with additions to the rear. The listing as shown on Heritage England's website states:

SU 70 SW HAVANT ST. PETER'S ROAD

Hayling Island

7/17 Eastney Farmhouse

House. C17, with C18 details. Stucco, with a tile roof. Long building of 1 storey and attic, 4 windows. Prominent ½-hipped roof, 2 flat-roofed dormers with cills at eaves level. 1 casement, 3 French windows. Later doorway has an oval canopy, ½ glazed double door, with narrow side windows. The rear has painted brick walling, small cambered openings, and 4 dormers.

2. Proposed Works

The purpose of the new link is to provide a room for relaxation with a southern aspect to allow the occupant to enjoy of the garden views as well to connect the Farmhouse and the ancillary building while protected from the weather.

The proposed structure will consist of a timber frame construction with a glazed wall to the south and a rendered wall to the north with a small window. The roofing will be made of metal standing seam.

The existing doorways within the farmhouse and ancillary building will be retained. The existing doors are not historic.

The proposed link roof will be set lower than the eaves of the Farmhouse on that side, ensuring that no alterations are made to the listed house roof.

3. Design rationale

While being respectful of this heritage asset, we sought to create a connection between the two buildings, the existing annexe lacks architectural merit. Our aim was to create an almost sculptural element that would also provide usable floor space for the occupants. Additionally, the footprint shape is the result of carefully studied geometry that maintains the existing doorways on both structures and the northern end window in the listed building unaltered. For this purpose, the floor area enlarges and reduces to generate a small seating area with a garden vista, that otherwise would be a mere corridor. As with most listed buildings the existing house has limited windows and therefore limited natural light and views to the outside. The new link seeks to provide a space which will be light and afford views of the garden. The works are reversible and as such should be considered favourably.

4. Heritage Statement

Eastney Farmhouse has been subject to numerous adaptations and additions over the life of the original 18th Century farmhouse. The new proposals are delicate and have been designed to be sensitive, modest and respectful of this heritage asset while introducing contemporary elements, providing a further sympathetic evolution to the life of Eastney Farmhouse.

All fixings are to be in mortar joints and are therefore reversible.

Significance and aspiration are placed on the use of traditional skills to conserve remaining historic elements and to faithfully replicate those which have been lost, ensuring that the value they represented is maintained and can be further enjoyed by those in the future.

Undertaken with the above detailed sensitive approach, it is considered that the proposed works will positively impact Eastney Farmhouse heritage asset.

Except for the reversible fixing of the link building to the east wall, there will be no alterations or removal of any part of the historic fabric.

5. Conclusion

It is considered that there will be no adverse impact caused by the proposed works.