

APP/19/00224 – Padnell Grange, Padnell Road, Waterloooville

Principal Conservation Officer comments:

Padnell Grange was originally the farmhouse but has been substantially extended this century and has had a portico and plastic windows added. Although still retaining its earlier core the farmhouse no longer retains its original character. Nonetheless the building is characterful and is locally distinctive. There is some fine quality flintwork to the building which make it stand out and it occupies a commanding position within the site.

The surviving buildings are the former farmhouse (Padnell Grange) and associated farmyard. A semblance of the original farmyard remains. This is framed on the western side by a timber framed C19 barn with slate roof, on the southern flank by a 2-storey cottage/farm office and single storey range of flint, former agricultural buildings. The buildings on the northern flank are most likely a replacement for earlier structures on a similar footprint. The replacements are mediocre flat roofed C20 buildings of no merit. The front (southern range) is so heavily overworked it not immediately obvious as to whether it is a replacement or so altered as to mask any inherent character.

The C19 timber framed barn has been neglected for many years allowing water penetration which has compromised the roof structure. The integrity of the farmyard has been devalued by the modern and altered buildings. However, they do still represent the historic use and development of the site. In my opinion the C19 barn is of sufficient value to be classed as a non-designated heritage asset. It should be noted that the farm buildings were recommended to be put on Havant Borough Council's Local list at the planning and development committee in October 1999. The reason they did not get brought forward onto the list was because the owner at the time objected to this and hence they were never included.

Whilst I largely agree with what has been written in the heritage statement I feel the scheme as it stands is too dismissive of the buildings on site, as it has not looked at ways to embrace any within the new development where it/they could be used as a positive feature- rather than seen as an inhibitor. The most obvious candidates for possible retention/adaptation is Padnell Grange in a stripped down form and a conversion of the C19 barn. Whilst the buildings are not of high heritage value I feel the applicant has missed the opportunity to produce a high quality and locally distinctive scheme. The history and former use of the site could have been utilised far better to make an interesting and characterful scheme that tells a story.