

Design, Access & Heritage Report

Replacement Porch and Fenestration

Eastney Farmhouse, St Peters Road, Hayling Island, PO11 0RT

Mr & Mrs Griffin

October 2019

Critchley Architecture And Design Ltd
The Old Brewery,
15E South Street,
Havant,
PO9 1BU

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1.0 Generally

- 1.1 This Heritage Report forms part of a Listed Building Consent Application from Havant Borough Council for a Replacement Porch and Fenestration at Eastney Farmhouse, St Peter's Road, Hayling Island, PO11 0RT.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture And Design Ltd.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, re:

19046 -	101	Location and Block Plan
	201 D	Eastney Farmhouse: Existing Plans
	301 B	Eastney Farmhouse: Existing Elevations
	202	The Pigsty: Existing Plans
	302 A	The pigsty: Existing Elevations
	401 A	Eastney Farmhouse: Proposed Plans
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	402	The Pigsty: Proposed Plans
	502 A	The Pigsty: Proposed Elevation
	611 B	Eastney Farmhouse: W.01 & W.02 Details
	612 B	Eastney Farmhouse: W.03 & W.04 Details
	613 B	Eastney Farmhouse: W.05 & W.06 Details
	614 B	Eastney Farmhouse: W.07 & W.08 Details
	615 B	Eastney Farmhouse: W.09 & W.10 Details
	616 B	Eastney Farmhouse: W.11 & W.12 Details
	617 B	Eastney Farmhouse: W.13 & W.14 Details
	618 A	Eastney Farmhouse: Porch and French Doors Details
	619	Eastney Farmhouse: W.15 Details

- 1.4 National Planning Policy Framework (NPPF) The National Planning Policy Framework (Department for Communities and Local Government, February 2019) Section 189 states that:

*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be **proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance**. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

2.0 Definitions

- 2.1 The following definitions are used in this document (National Planning Policy Framework 2019):

Historic Environment: *All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.*

Heritage asset: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).*

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

Significance: *The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

3.0 Proposed Works Summary

- 3.1 The proposed works are to dismantle the existing 20th century porch, and re-build in facsimile (aesthetically), to meet modern building regulations. The existing materials will be re-used where appropriate and any additional/replacement materials will be to match existing. Physical materials are available to view on site by prior arrangement with the Applicant.
- 3.2 As well as the replacement porch, this Application is also proposing to replace the existing fenestration. The fenestration was painted in July 2019, and at this time it was advised by the Joiners undertaking the work that the windows will need to be replaced within the next few years.

The windows proposed for Eastney Farmhouse are based on the original flush casement windows as per the oldest windows still remaining in the property, and widely seen on similar properties in the area. In order to maintain the traditional look but bring them in line with Part Q they will be fitted with a double glazed unit made up 4/14/4 Planitherm, Argon with warm edge spacer bars. The casements will have a mechanically fixed internal ovolo glazing bar and a 24mm external bar held in place with a Georgian bar tape that conforms to BS7116 specifically designed for bonding glazing bars to the surface of glass units. (Medina Joinery, 2019)



- 3.3 Additionally, the proposals include replacing the windows in the ancillary building to the east of Eastney Farmhouse; this is referred to as 'The Pigsty' by the Applicants. This building is not directly Listed, however, it is within the curtilage of the Listed building.

4.0 Current State of Repair

- 4.1 The porch at Eastney Farmhouse is in a poor state of repair. There are no foundations or damp proof course within the structure, subsequently there are cracks developing and damp within the walls. See photograph below:



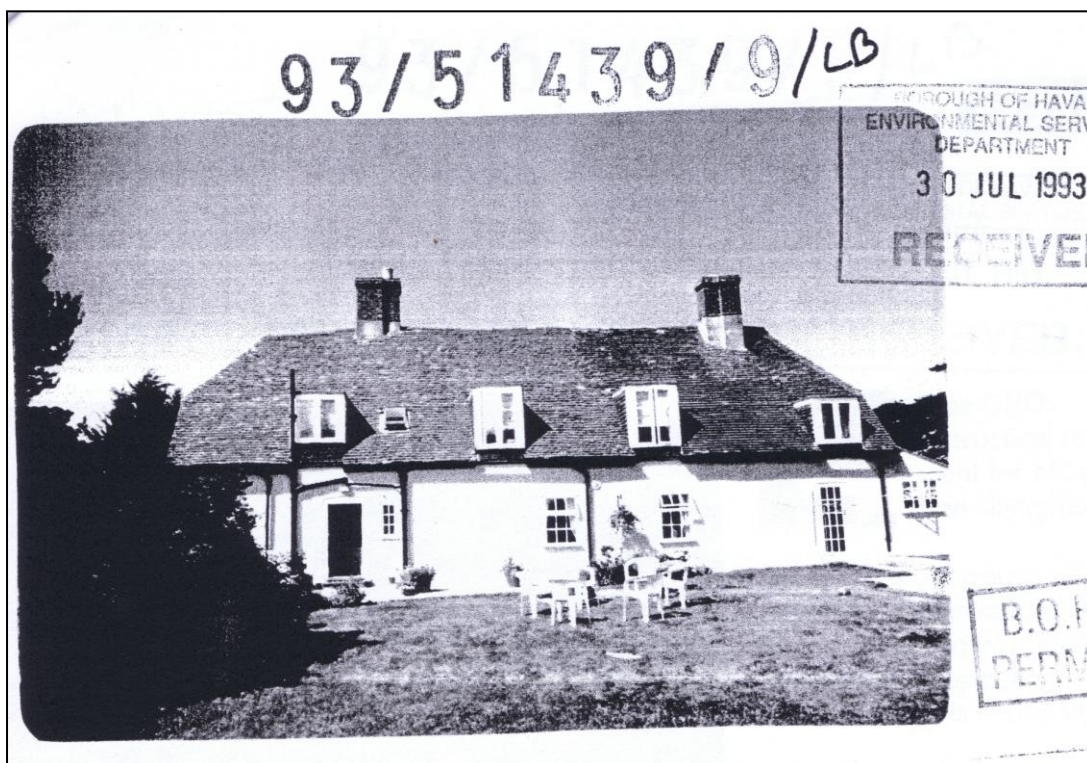
- 4.2 As 3.2 above, the existing timber windows at Eastney Farmhouse are in a poor condition and need to be replaced within the next few years. See photograph below:



- 4.3 As 3.3 above, the windows in 'The Pigsty' are also in a poor state of repair and need replacing. See photograph below:



- 4.4 The windows were installed prior to 30th July 1993, which has been dated via the below Planning Application, which shows the current windows in situ:



- 4.5 A survey from 1995 describes the windows as *“Standard wood casement windows are provided with timber doors in wood frames. Softness or incipient rot is apparent in many instances and a general cutting out and/or replacement is required prior to redecoration...”* and the windows have been in situ to the present day, hence their imminent need for replacement.

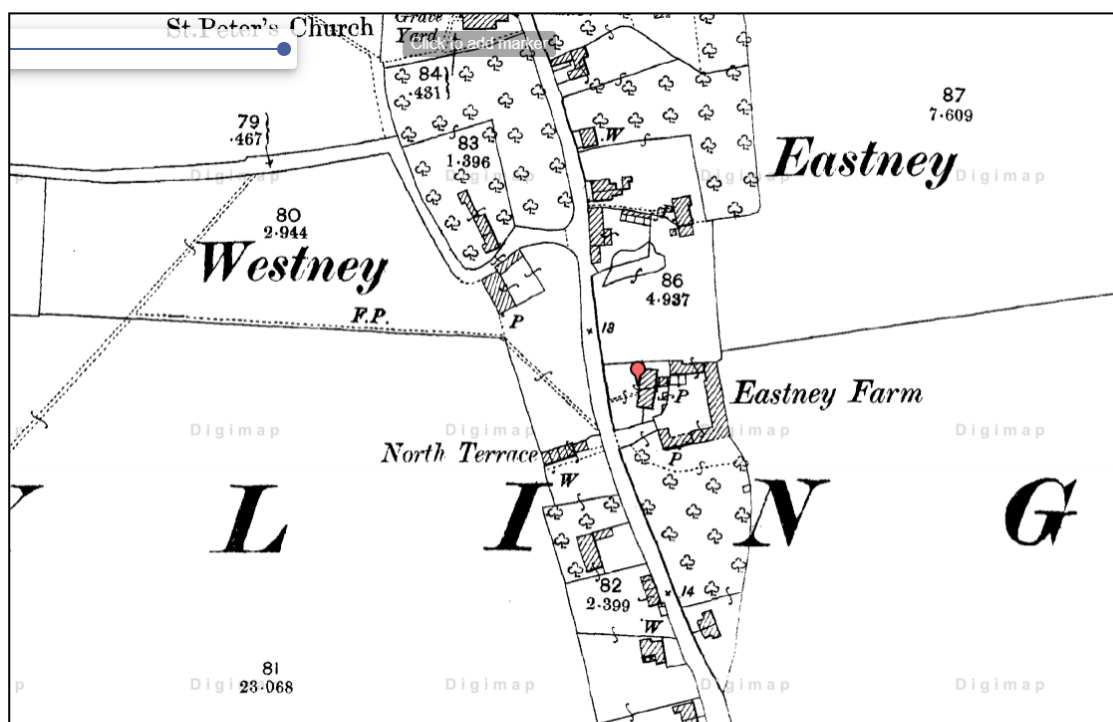
5.0 Historic Context & Development

- 5.1 Eastney Farmhouse dates from approximately 1620 and was Grade II Listed in 1984.
- 5.2 The subject site is situated in close proximity to St Peters Conservation Area, and is mentioned within the Conservation Area Character Appraisal:

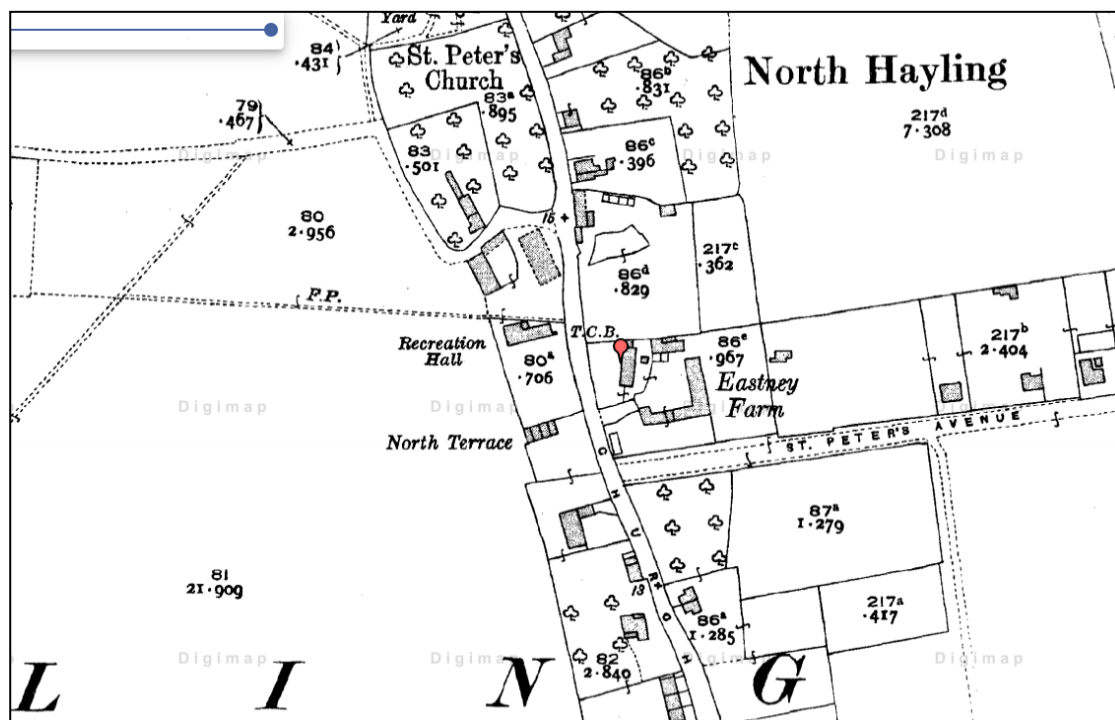
‘...The Victoria County History reports that ‘a fire broke out in North Hayling on the 23rd March 1757 during strong winds and that within a few hours the unfortunate villagers were practically burnt out’. Lewis’ 1834 map shows a small hamlet with buildings irregularly sited along St Peters Road and Church Lane interspersed with orchards. Two farms are mentioned, Church Farm and Eastney Farm indicating the continuing close association between North Hayling and the surrounding farmland. These two farm complexes have since been severed from the land they served and today the farmhouses and outbuildings are used for residential purposes reflecting the predominant use of buildings within North Hayling today.’

- 5.3 The historic maps and photographs show the development of the subject site:

1890:



1910:



1924:



1940:



1948 Sketch:



1960:



5.4 The house history was researched (by others) which concluded the following:

The house is of the lobby entrance type, a form of house construction that began to be popular in the late sixteenth century and was used extensively during the first half of the seventeenth century in Hampshire, Surrey and Sussex. This kind of house, as the name suggests, was one where the visitor entered a house through a small lobby that was situated beside the chimney. In most houses, the lobby provided access to rooms on either side of the chimney except in very small dwellings where the chimney was at one end. Access to the upper chambers was typically at the opposite side of the chimneystack from the entrance and this is where the stairs are still to be found in Eastney Farmhouse.

The room to the left of the lobby was, and still is, the kitchen with its impressive hearth and bread oven, whilst to the right the visitor went into the hall, which was the main room of the house. On entering the hall, one would be facing the "high" end of the room with the master's bench and table against the far wall looking towards the fireplace - a throwback to the social arrangements in the open hall houses of medieval times. The mortise holes of the fixed bench can still be seen in the uprights of the back wall and the showy timbering of the back wall itself emphasises the importance of that end of this room. The hall was a semi-public space where visitors were received.

In the room beyond the hall lay the parlour, which formed the private quarters of the master and his family and which was entered via the door by the master's table. In many houses,

this was an unheated room and that was probably originally the case at Eastney, but a chimneystack was built at some time in the late sixteenth or early seventeenth century. The four-centred brick arch used in the construction of the parlour hearth was popular during that period but is impossible to date it exactly.

It is likely that this chimneystack was built in order to create a separate dwelling at the north end of the house. The custom of the manor of Havant dictated that the widow of a manorial tenant should retain a life interest in a property after her husband's death and it is possible that the house was extended to provide separate accommodation - an early form of granny annex. The stack may have been built on the outside of the house to create a one-up-one-down dwelling within the parlour bay but it is possible that the northernmost bay of the house was built at the same time creating a four-roomed house. The difference in floor levels indicates that this northern bay was built later than the rest of the house.

6.0 Significance

- 6.1 The analysis of the significance of the building/site is done using the criteria set by Historic England:

Architectural Interest: *To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;*

There is often an overlap between architectural and artistic interest. However, when making decisions about conservation it can be useful to draw a distinction between design created through detailed instructions (such as architectural drawings) and the direct creation of a work of art by a designer who is also in significant part the craftsman (such as a sculptor).

Artistic Interest: *Artistic interest is derived from the use of human imagination and skill to convey meaning through all forms of creative expression. This might include the use, representation or influence of historic places or buildings in artworks (contributing to their significance through their association with art), as well as the meaning, skill and emotional impact of works of art within our environment that are either part of heritage assets or assets in their own right.*

Historical Interest: *To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.*

Archaeological Interest: *This is sometimes called evidential or research value. There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity that could be revealed through investigation at some point. Archaeological interest in this context includes above-ground structures as well as*

earthworks and buried or submerged remains more commonly associated with the study of archaeology. Heritage assets with archaeological interest may be the only source of evidence for human activities in the distant past. Equally, they may contain evidence that complements or contradicts the evidence of written records or verbal accounts in more recent times.

- 6.2 Eastney Farmhouse is Grade II Listed for Architectural Interest.
- 6.3 The farmhouse has been significantly altered and extended since it was originally built. The porch and windows are not original. Due to the poor condition and the damp within the porch and the windows, the replacement of them is required to enhance and protect the longevity of the building.

7.0 Impact

- 7.1 It is considered that there will be no adverse impact caused by the proposed works. The proposals do not have any adverse affect to the 'key period features' of the dwelling.

8.0 Conservation Principles

- 8.1 99.3% of England's population live within 1 mile of a designated asset, with a total of 407,289 heritage assets in total (Historic England 2014/2015 statistics). For this reason, the following principles have been used throughout this document:
- 8.2 The historic environment is of value to us all and it reflects the knowledge, beliefs and traditions of diverse communities over time. For this reason, the proposals aim to shape and sustain heritage assets in ways that allow people to use, enjoy and benefit from them, without compromising the ability of future generations to do the same.
- 8.3 To understand and articulate what is significant about the heritage asset to inform decisions about its future.
- 8.4 To understand the physical fabric of the heritage asset to be able to identify the full significance.
- 8.5 Manage change to the heritage asset and its setting in a way that will best sustain the asset's significance, whilst taking the opportunities to better reveal and enhance the significance for present and future generations.