

Eastney Farmhouse

Heritage Statement incorporating Design & Access Statement

Proposed new building link between the main house and ancillary
building

2406 4.731

Rev 02

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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. Historic Context

The property is situated in proximity to St. Peter's Conservation Area, and is mentioned in 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 Peter's 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."

This property is a beautiful example of a traditional cottage, featuring a steeply pitched roof covered in clay tiles with signs of weathering. The structure is predominantly painted in a soft cream hue, with a symmetrical facade that includes large, multi-pane flush casement windows, and a central front door housed with a recently constructed small porch.

The roofline includes dormer windows that add a rustic elegance. The property sits within a well-maintained garden, with a lawn bordered by trees and shrubs, enhancing its picturesque setting.

The newly constructed porch replaced a 20th-century porch that was in poor condition. The fenestration was also replaced based on the original flush casement windows, which are the oldest windows still remaining on the property. The listed consent application for these works was granted on 20th December 2019

The paragraph below comes from research conducted by others.

"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."

In the rear garden, is an ancillary building known as The Pigsty. Is a two storey residential annexe of rectangular shape without any notable architectural merit.

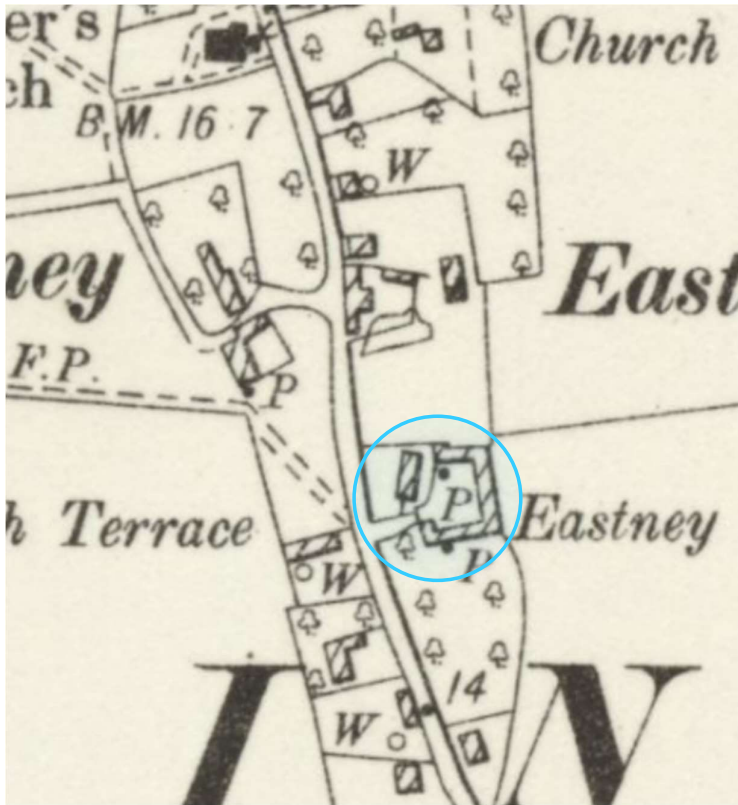
The walls are painted in a light cream , the roof is pitched and covered with red clay tiles.

The upper floor features four rectangular windows with white frames, symmetrically placed on either side of a slight recess in the roofline. The ground floor has two rectangular windows and a set of French doors in the center, also with white frames.

The facade is partially covered by lush greenery, including climbing plants which frame the windows and doors, blending the house with its natural surroundings.

The annex consists of a kitchen and dining room on the ground floor, accessible from the garden on the west elevation, and a store only accessible from the garden on the east side. The first floor features three bedrooms and one bathroom, all with windows facing south.

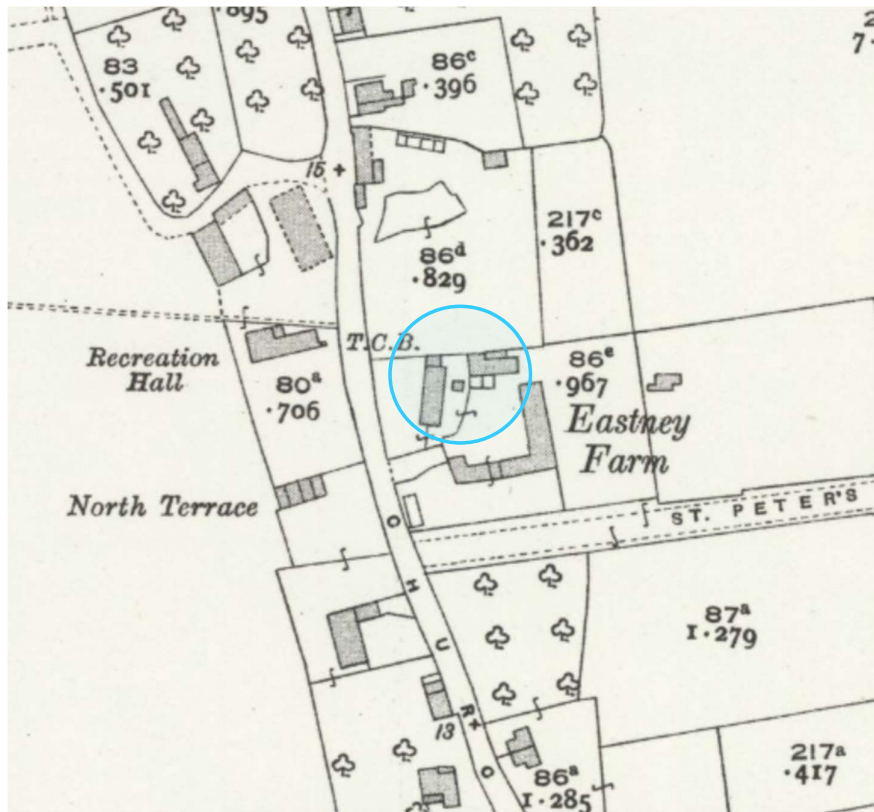
Old maps and photos below show what appears to be "The Pigsty."



1899 Map. The Pigsty appears to be part of a complex, most likely used for agricultural purposes.



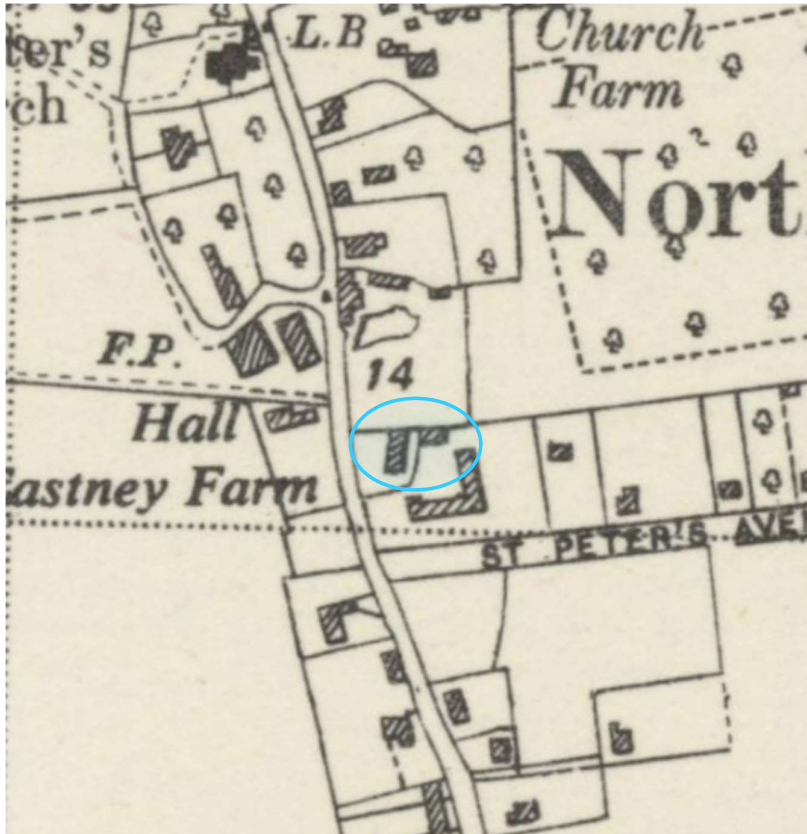
1908 Map.



1931 Map. The building is separate from the large fabric. It may have been converted for residential use around this time.



1940 photo illustrates a more residential aesthetic.



1946 Map

3. 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.

4. 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.

There is a harmonious juxtaposition of roof shapes, similar to the modern interventions in St. Peter's Church.



St Peters Church, Northney, Grade I



St Peters Church, Northney, Grade I

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.

Whilst the timber frame structure will be set back and not visible from the exterior, the glazed element will use slim profiles to create a more clean and transparent appearance to the facade.

As a practice we have multiple examples of contemporary additions to listed buildings with great success. We take the view that modern additions which contrast the historic asset work better than a pastiche.



HDS project south of Chichester, Grade II*



HDS project, West Wittering, Scheduled Monument / Grade II* (Positive pre-app with Historic England)

5. 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.

6. Conclusion

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