

**Proposed Conversions & New Dwellings
Mortimers Farm
Fair Oak
Eastleigh
SO50 7EA**

Addendum to Heritage Statement

December 2022

Historic Status & Impact to Listed Buildings.

Mortimer's Farm is a historic farmstead located on the south side of Mortimer's Lane 1.4 km east of Fair Oak, Hampshire. The farmstead includes three Grade II listed buildings - the farmhouse, a threshing barn and a granary together with other traditional and modern farm buildings. The working buildings of the farmstead are being taken out of agricultural use and permission is being sought for their conversion to residential use. The farmhouse lies outside of the current proposals.

National Planning policy encourages the re use of buildings in the countryside. There are 2 Barns with Listed status under this application, Barn E The Granary Barn and Barn B.

1.
5230 FAIR OAK MORTIMERS LANE
Granary to west of
Mortimers Farmhouse
(formerly listed as
The Granary at
Mortimers Farmhouse)
SU 51 NW 5/111 21.2.79
II GV

2.
C18. Granary on 9 straddle stones, red tile pyramid roof; weatherboarded.

Listing NGR: SU507781895
5230 FAIR OAK MORTIMERS LANE
Barn to south west of
Mortimers Farmhouse
SU 51 NW 5/110
II GV

2.
C18. Barn with red tile roof, half-hipped, central doorway, weatherboard, interior having typical double aisled sections, of 5 bays with narrower end bays.
Listing NGR: SU507781895

The text is a legacy record and has not been updated since the buildings were originally listed.

Summary of Proposed Barn Conversions. refer to plan & photographs.

Consent already exists for the conversions and extensions of the barns however as noted at The Design Panel the opportunity exists to make improvements.

"whilst it was noted planning consent already exists, it was felt that further improvements could be made which would better respect and reflect the original appearance and purpose of the different buildings. The revisions

suggested were considered too domestic in nature and will result in diluting the agricultural character of the farm complex. It was also recommended that the internal layouts are reviewed, to ensure that internal functions and spaces are well positioned and take advantage of the surrounding views and features “

Each barn has been redesigned, layouts amended and improved extensions, based on the approved footprints but to include less domestic dormer windows, metal roof and improved use of materials where appropriate and increased and improved areas of glazing.

BARN A

Barn A: Modern range to the north-east of the yard

On the east side of the northern half of the yard is an open-fronted shed of six bays divided into two parts by a brick wall. The southern four bays have timber posts to the front; these are historic timbers with small pads to the top and set upon tapering cylindrical pad stones as the shelter shed. The roof structure is modern softwood and the rear and side walls are modern brickwork. The northern two bays have steel stanchions supporting a steel beam as the wall plate with a modern softwood roof structure. Again, the walls are of modern brickwork. At the north end of this range, and set at right angles to it, is a machinery shed open to the west with a modern steel-framed roof and modern brick walls with hit-and-miss boarding to the upper part of the east gable.

Pre Application Planning Comments:

Barn A: internal reconfiguration was suggested to aid/ improve the external appearance. This could be by relocating the garage into the existing ‘machinery storage’ area and changing the location of the living/ habitable rooms, putting glazing along the western elevation (overlooking the courtyard), and removing the proposed dormers, which could be replaced by roof-lights.

Proposal:

The previous approved plan has been redesigned to avoid a land drain that runs to the northern boundary, this area will now become part of the garden. The modern part is to be rebuilt with a metal clad roof and large single dormer to give a feature over the main entrance. The single storey part has been redesigned to locate bedrooms facing the pond with a glazed wall forming the corridor. Existing historic post and feature will be retained.

Large roof lights provided to the first floor bedroom.

Assessment of Impact

The retention of Barn A helps to preserve the form of the historic yard area, the sense of enclosure being increased by the extension of the building to the west to provide garaging open to the south where there was formerly a building closing the north side of the yard. A sense of the open-fronted character of the east range, a form that is traditional and appropriate, is retained with the timber posts of the southern part of the range being left exposed with the infill being set behind the posts.

The conversion of Barn A will preserve the settings of the listed buildings and the historic form of the farmstead as a whole and will not result in harm to the significance of the designated heritage assets.

BARN B (Listed)

Building B: Threshing barn and attached shelter shed

The threshing barn at Mortimer's Farm is a five-bay aisled timber-framed barn with a central threshing bay. The walls to the front and rear are clad in vertical boarding with narrow overlapping strips whilst the west gable end is clad with very wide wavy-edged weatherboarding. The framing sits upon a brick plinth which generally appears to be built in English bond brickwork. The half-hipped roof is covered with plain clay tiles. To the north elevation there is a half-hipped porch set in line with the aisle wall whilst to the south there is a projecting midstorey with later posts supporting the outer corners.

The barn has three wide bays to the centre with outer bays that are approximately half the width of the inner three bays. The principal trusses have convex braces between the arcade posts and the tie beam, raking struts above with clasped purlins and straight wind braces. The braces between the arcade posts and the arcade plate are a mixture of slightly curved and straight. The arcade posts have splayed jowls although some are more square-cut and the position of the cut differs in relation to the braces. As would be expected, the trusses either side of the threshing bay are faced towards the threshing bay, but the outer trusses are faced towards the end walls rather than towards the threshing bay. The rafters appear to be almost wholly historic timbers above which are sarking boards. Originally, the arcade posts were set upon timber sole plates linked to the wall sole plates but the posts of the principal frames either side of the threshing bay now stand on modern brick piers. The sole plate to the eastern frame is set at the level of the concrete floor whilst the plates of the western frame are set on low brick walls.

The framing to the walls of the aisles consists of three studs with a single mid-rail, the rails being nailed to the studs. The wall framing at the east end includes of a couple of larger, re-used studs rising from soleplate to tie beam, the remainder being relatively narrow studs with at least one being a later softwood replacement. There are also long raking shores from the arcade post down to the soleplate. The framing of the west wall is largely hidden behind agricultural show prize ribbons but is expected to be of the same form as the east gable. On the north side of the eastern bay the wall is of modern brickwork, this wall forming the partition between the barn and the shelter shed attached at the north-east corner.

Both of the outer trusses have void mortises in their outer faces with the upper mortise corresponding to the position of a brace up to the arcade plate and the lower mortise corresponding to a tie to the wall plate. However, the arcade plates do not have void mortises for the brace and there is no wall plate at this level in the gable walls. These mortises suggest that the building was originally a three-bay barn aisled to all sides and that the building was extended slightly in length but increased in height with the half-hipped roof replacing a hipped roof. This suggestion is strengthened by the fact that the purlins at both ends have angle cuts at the outer trusses and the principal rafters of the outer trusses are truncated at collar level. Also, the rafters above arcade plates to the outer bays are far more irregular and less closely set than in the other central bays.

Pre Application Comments:

Barn B: it was suggested to have larger roof lights as opposed to smaller ones, and to retain the existing roof form. Further details of rooflights would be required for formal consideration by the Conservation Officer. Further, the window frames in the corridor of the front outshoot would look better with more mullions to match the main barn threshing entrance and exit.

Proposal:

Rooflights are now omitted to allow space for the bat loft at high level.

High level gable glazing is provided to north and south elevations in the original structure.

The converted north wing will be provided with large area of glazing to match Barn A.

Improved glazing to the west elevation makes use of the new open aspect to the southern countryside.

The external space to Barn B is substantially improved with the new layout utilising space currently occupied by Barn E, area to the east will be paved a walled kitchen garden adjacent to the kitchen and utility room.

Impact Barn B

The proposed conversion of Building B is little changed from the consented Listed Building application previously submitted. The proposal represents a sympathetic approach to the re-use of the barn, preserving a large part of the barn as a full-height space. The opening to form the link between the barn and the shelter shed is within an area of modern brickwork. The conversion will secure the long-term future of this building which is a public benefit.

An open car barn will also provide additional space for bat loft if required.

As part of mitigating the impact on bats, an additional building is proposed to provide for bats, the building being an open-fronted shed which will be used for parking with the roof space providing space for bats. The proposed building is to be located to the west of the listed barn.

The proposed parking shed, which will also provide space for bats within the roof to mitigate the impact on bats caused by the conversion of the barn, will not cause harm to the significance of the listed barn through development within its setting. The proposed building is of an appropriate form and materials and reflects the presence of a cart shed which stood in this area historically.

BARN C

Barn C: Open-fronted shed.

At the south-west corner of the farmstead is a timber-framed building, which is of three wide bays with two slightly narrower outer bays. The wall framing to the ends and rear consists of studs between the soleplate and the wall plate and long raking shores. The framing is set upon a modern brick plinth set into which are staddle stones but not consistently placed beneath the principal posts. To the east the three central wider bays are open with the posts being supported on brick piers. The framing has crudely curved braces between the principal posts and tie beams with very thin raking struts and relatively thin collars to the central two trusses but more substantial collars to the outer trusses. The principal posts have a variety of jowl forms. Whilst the main timbers of the trusses are of oak, much of the wall framing is of softwood and the tie beam at the south end is also softwood. The building has a half-hipped plain clay tile roof with staggered butt purlins set square to the ground rather than set in the plane of the roof. There are three rooflights to each roof slope.

Barn C is extensively as the previous consent, mainly a conversion and re cladding the internal layout has been redesign to provide improved layout, window configuration altered and full height glazing to the east elevation behind the original structure.

The proposed conversion of Barn C, the reconstructed shed is broadly similar to the recently approved proposal, retaining two of the three open bays with glazing and infilling the southern open bay to allow for the provision of bedrooms. The principal changes in the current scheme relate to the extensions to the north which have been reduced and simplified - the current scheme proposing a simple one bay open-fronted lean-to structure to provide a garage. This is a characteristic and traditional form of addition to buildings of the scale of this building. The current proposals will not cause harm to the character of this building, the farmstead group or the setting of the listed buildings.

BARN D

Stable and attached modern shed

To the west side of the yard is a stable building with a wide central door and square window openings with timber mullions either side. The stable is constructed in brick laid in English bond with a plain clay tile roof. Most of the roof to the front has been replaced by a large roof extension which contains three modern casement windows of two lights with a top opening light and diamond leading. At the south gable end a door has been inserted to give access to a small WC and kitchenette. There are two angled buttresses against this wall. An external stair gives access to a modern door to a flat at the upper level. The rear elevation is blank and there is a single modern raking buttress at the north end where the wall is clearly out of line.

The northern gable wall has the scar of a single-storey building which was formerly attached to the stable but which has been replaced by a large open-fronted shed with steel stanchions to the front and brick walling to the rear. The asymmetric roof has plain clay to the rear slope and profile metal sheeting to the front, east slope. The north gable wall is of brick to approximately 1.5 m with vertical hit-and-miss boarding above.

Pre Application Comments:

Barn D: there were informal discussions at DRP to completely omit the dormers and to slightly raise the overall roof height to facilitate a first floor. Again, rooflights would be more appropriate than dormers. The acceptability of raising the ridge height would be subject to reviewing amended plans

Proposal:

New dormer to be similar to Barn A with the main roof lifted slightly to provide improved headroom to first floor.

Glazing to east elevation to be set back from face to show original structure.

Single storey rebuilt extension to have metal roof to compliment other barns and the existing covered area.

The approach to the conversion of Barn D, the stable and attached modern shed is also similar to the previously approved scheme in relation to the exterior of the historic stable building which offers a significant benefit to the overall character of the farmstead group through the removal of the harmful roof extension. Given the extant approval, which allowed new openings in the north and west walls, the minor change in having a second opening to the rear is not considered to represent harm to the character of the building or the setting of the listed buildings. The revised layout of the interior, having a lesser degree of subdivision, is also a positive change. The loss of the internal fixtures and fittings has been previously accepted.

As part of the current application, it is proposed to replace the modern shed attached to the north of the barn with a new single storey building of a similar width to the stable but with a short return at the north end. This building will have the character of an open-fronted shed facing east into the yard with three bays having largely glazed walls set

behind the line of posts - the approach usually taken when converting historic open-fronted sheds. The proposed building will have weatherboarded walls with a plain clay tile pitched roof. Whilst the present building retains the sense of enclosure to the yard and is regarded as a neutral element within the setting of the listed buildings, the proposed range offers an improvement to the character of the group overall in that it will have a traditional form and scale and will use vernacular materials. As such, it will provide a minor enhancement of the setting of the heritage assets.

BARN E

Granary Barn to be refurbished as garden building as previously approved

The granary is a timber-framed building set upon eight staddle stones (if there was a central staddle stone it is now missing). The roof is hipped (not pyramidal as in the list description) and the walls are clad in weatherboarding with the door in the east elevation.

Internally, the building retains three grain bins along its west side. The wall framing is simple with studs between the soleplate and wall plate with no evident bracing. The central tie beam has steeply raking struts up to thin purlins. The rafters are all relatively

thin, but mainly oak timbers with a ridge board to its short ridge. There are holes in the roof at the ends of the ridge where tiles have slipped.

The staddle granary will be used as an ancillary building to the new unit within Barn D. No alterations are proposed for this building which is regarded as being in a vulnerable condition due to the holes in the roof. The repair and positive use of this listed building represents a public benefit.

CONCLUSION

The proposed conversion of Barns A, B, C and D, together with the proposed extensions to Barn A and D will maintain the traditional farmstead plan of Mortimer's Farm which will preserve the setting of the Grade II listed farmhouse, barn and staddle granary.

The conversion of the listed barn and attached shelter shed will result in a positive, beneficial and viable use of the heritage asset that will secure its long-term future in a manner that will preserve its special architectural and historic interest. This is a public benefit.

The repair and ancillary use of the staddle granary, Barn E, represents a positive change for this listed building which is in a vulnerable condition. The proposals therefore represent a public benefit.

The works to the stable represent a significant improvement with the removal of the roof extension and reinstatement of the traditional roof form.

The replacement of the modern building attached to the north elevation of the stable, Barn D, will represent an improvement to the character of the farmstead group and thus an improvement to the setting of the listed buildings.

The removal of Barn F and replacement with new dwellings will provide a positive benefit to the site particularly Barn B providing an improved open aspect to the adjacent countryside and views in and out of the site.

This is a new public benefit offered by the current proposals.

Some information referenced from Previously Approved Heritage Statement prepared by Forum Heritage Services