



RIDGEWAY
HERITAGE CONSULTANCY

STROUDWOOD FARMHOUSE, WINCHESTER ROAD, LOWER UPHAM, HAMPSHIRE SO32 1HH

A Heritage Statement



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Stroudwood Farmhouse, Winchester Road, Lower Upham, Hampshire SO32 1HH

A Heritage Statement to support an application for Listed Building Consent

RHC Project No. 2025-34

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Report front cover: View, looking south-west, of the east and north elevations of Stroudwood Farmhouse and adjoining garden.

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SUMMARY

The Grade II-listed Stroudwood Farmhouse is brick-built, and of two-storeys and three bays. Its principal significance resides in its architectural interest, with a formal, symmetrical front elevation. A later phase of probable early nineteenth-century date, has added an additional hipped-roof range of similar ground-plan to the rear of the building. Historically, the Farmhouse was associated with a contemporary courtyard farmstead and barn on its western side. The significance of the building is enhanced by documentary evidence relating to the Newlyn family in the early nineteenth century.

Recent internal evidence of the deterioration of the roof structure is evident in the subsidence of ceiling levels in first-floor rooms, and the cracking of wall plaster. This has been caused by the effects of damp and defects in timber-framing, resulting in the splaying of the roof structure. A lack of ventilation in the roof-space has resulted in a damp environment, with an impermeable bitumen-felt layer trapping moisture. Resulting condensation, damp and mould-growth has reduced the load-bearing capacity of timbers and caused the deflection of ceiling joists. There are visible signs of wet rot and mould growth on timbers. The timber-framed roof is of poor and unusual construction, with purlins supported by ceiling joists, the load-bearing capacity of which has been reduced by notching, resulting in ceiling deflection. As a result, the roof is splaying and spreading horizontally.

A series of remedial actions will address the problems of roof ventilation and structural deterioration, including the temporary use of Acrow props beneath affected joists, to prevent further deflection. The removal of tiles, battens, and impermeable felt, will enable installation of new materials. Decayed or defective rafters, purlins and joists, would be identified at an early stage, and removed. Replacement would be with appropriately graded timber, to match existing historic fabric. Impermeable bitumen felt would be replaced with a breathable roofing membrane, with soffit vents to promote airflow within the roof-space. New timber struts will provide adequate support to purlins, and new load-bearing beams will support purlins and redistribute roof loads away from joists. Steel-plate reinforcements will limit ceiling deflection, and weaknesses at splice locations, and lateral restraint to rafters at eaves-level will inhibit roof-splay.

The effects of damp and structural deterioration at roof level are highly damaging to the built form and historic fabric of the Grade II-listed Farmhouse, and detract from its significance. The proposed scheme of repair would entail use of appropriate materials, and will secure the future structural stability and significance of the Grade II-listed building. It would not affect the external appearance of the Farmhouse, and would result in minimal harm to its existing historic fabric. There would be no impact to the settings of any other heritage assets.

1. INTRODUCTION

- 1.1 In April, 2025, Ridgeway Heritage Consultancy was instructed by Exdell Ltd to undertake a heritage statement for Stroudwood Farmhouse, Winchester Road, Lower Upham, Hampshire SO3, 1HH (NGR 451910 119898), hereafter ‘the Farmhouse’ (Figs. 1-3). Stroudwood Farmhouse is a detached brick dwelling of two storeys, with a substantial rear extension of modern date, which is listed at Grade II (NHLE 1281382) (Figs. 4-7). The original range of the house dates from *c.* 1790. The heritage statement is required to support an application for Listed building Consent for works of repair to the roof of the house, which is of traditional oak-framed construction. A significant degree of spreading and movement has been identified within the roof structure, with areas of damp and decay. This has resulted from an unventilated roof-space, which has been encased in bitumen roof-felt. A proposed scheme of repair work will replace and support the existing roof structure, and remove the underlying causes of decay and instability.



Fig. 1: Location Plan (approximate scale 1:50,000).

Location and Context

- 1.2 Stroudwood Farmhouse is located, as part of a complex of buildings, on the north-eastern side of the B2177 Winchester Road, some 620m north-west of the Lower Upham village centre (Fig. 2). Lower Upham is a dispersed settlement, which is mostly grouped around the junction of the B2177

with Upham Street. Surrounding land on the north-eastern side of the Winchester Road largely comprises open farmland, with sparse small areas of woodland, with a denser arrangement of small grazed paddocks to the south of the road (Fig. 3). The Farmhouse is situated at an elevation of 43m above Ordnance Datum (aOD), within a gently undulated topography. The Farmhouse is not associated with any other heritage or landscape designations, although it is just excluded from the boundary of the South Downs National Park (Fig. 1). Lower Upham village is not designated as a Conservation Area.

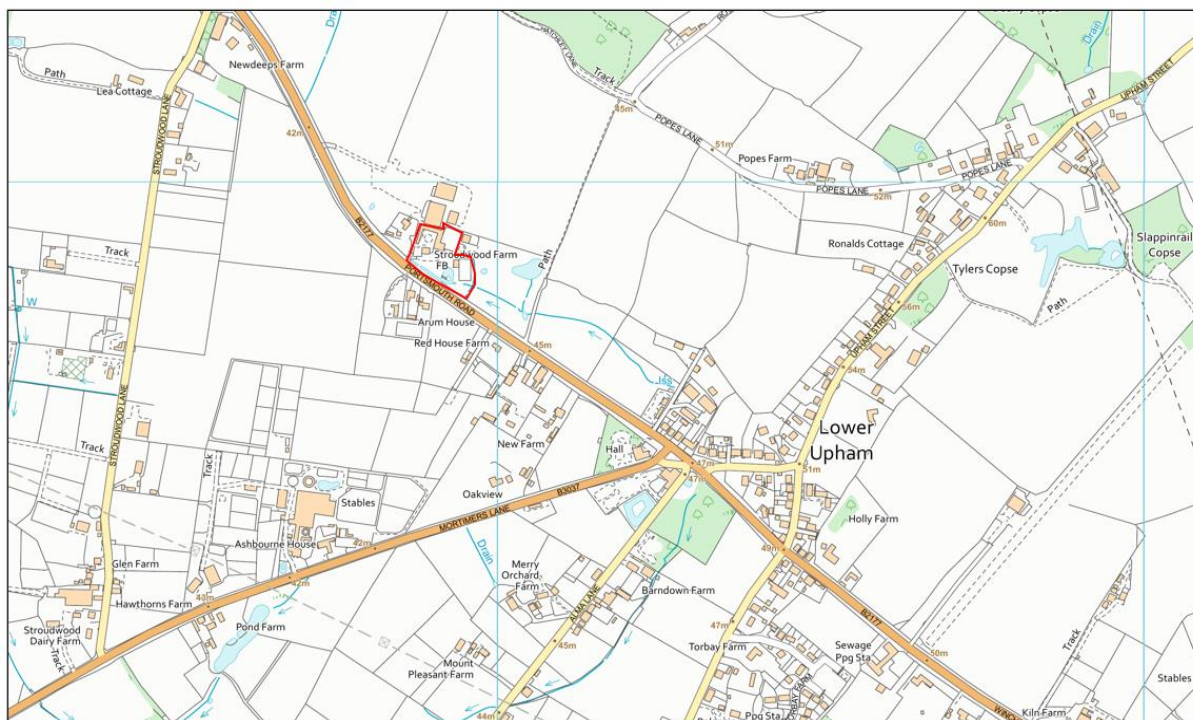


Fig. 2: The location of Stroudwood Farmhouse in relation to Lower Upham village (approximate scale 1:2000).

Project Scope

- 1.3 A recent condition survey has confirmed that roof timbers and first-floor ceilings have suffered from considerable decay, and some structural deflection and spreading (Andrew Waring Associates 2025). The house has a traditional, but unusual, oak-framed roof structure, with a covering of clay peg-tiles. Decay and instability appear to have resulted from the recent enclosing of the roof-space with bitumen felt lining, which has impeded natural ventilation (Figs. 8 and 12). A scheme of remedial works is therefore proposed to replace and support defective roof structures, and to ventilate the roof-space. The project will be informed by a keen understanding of the form and significance of affected elements of historic fabric, including those roof timbers to be repaired or replaced. In addition, it will be necessary to assess the potential heritage impact of remedial works,

particularly those involving the replacement of structural timbers, and the reintroduction of ventilation.

- 1.4 In considering applications for development which results in impacts to listed buildings, the statutory duty, under Sections 16 (2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990, is to have special regard to the “desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses”. It will also be necessary to articulate the significance of this heritage asset and to assess the impact of the proposed works upon that significance, in accordance with Paragraph 212 of the National Planning Policy Framework:

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.

- 1.5 The proposed scheme of works would be almost entirely internal in character, and would not affect the external appearance or form of the Farmhouse. Similarly, it would have no implications for any heritage settings, with the closest heritage asset, the Grade II-listed Barn to the north-west of Land Cottage (NHLE 1491646), located at a distance of 700m to the south-east. This heritage statement report will therefore not include a setting impact assessment.

Aims and Objectives

- 1.6 The aims and objectives of heritage assessment for Stroudwood Farmhouse will include the following:
- A detailed assessment, using available data sources, of the historical development, layout, architectural interest and historic fabric of the Farmhouse;
 - A description of the historic timber-framed construction of the Farmhouse roof, and its significance;
 - An assessment of the potential impact of the proposed repairs on the historic fabric, character and significance of the roof of the Farmhouse;
 - An assessment of the overall level of harm to the historic character and significance of the Farmhouse resulting from the proposed scheme of repair;
 - An assessment of the overall level of harm resulting from the proposed repairs.

- 1.7 This Heritage Statement is in accordance with the statutory duties of the Local Planning Authority in respect of the Planning (Listed Buildings and Conservation Areas) Act, 1990 (Sections 66 and 72), together with relevant criteria of the National Planning Policy Framework (NPPF) and local planning policy. All work conforms to the relevant professional guidelines and standards established by the Chartered Institute for Archaeologists.



Fig. 3: Stroudwood Farmhouse and farm buildings within their rural context (Geoinformation Systems).

- 1.8 A site visit to Stroudwood Farmhouse, including a detailed internal inspection of affected roof-spaces, was made on May 12th, 2025.

2. PLANNING POLICY CONTEXT AND GUIDANCE

2.1 This Heritage Statement has been compiled in accordance with the following statutory, planning policy and guidance documents:

- National Heritage Act 1983 (amended 2002);
- Planning (Listed Buildings and Conservation Areas) Act 1990;
- National Planning Policy Framework 2012 (amended December, 2024);
- National Planning Practice Guidance: Conserving and Enhancing the Historic Environment (2016 revised 2021);
- English Heritage guidance: ‘Conservation Principles; policies and guidance for the sustainable management of the historic environment’ (2008);
- Historic England guidance: ‘Historic Environment good practice advice in planning: Note 2; Managing significance in decision-taking in the historic environment’ (2015a); and
- Historic England guidance: ‘Historic Environment good practice advice in planning: Note 3: The Setting of Heritage Assets’ (2015b).

Planning (Listed Buildings and Conservation Areas) Act (1990)

2.2 The 1990 Planning Act states that:

‘in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall, or as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest that it possesses (Section 66)’.

National Planning Policy Framework (2012, rev. December 2024)

2.3 The Framework sets out national planning policy relating to the conservation and enhancement of the historic environment. It defines the historic environment as: “all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past activity, whether visible, buried or submerged, and landscape and planted or managed flora.” Individual components of the historic environment are considered to constitute heritage assets: “buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest”.

2.4 Key tenets of the Framework are that:

- when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater that weight should be (Paragraph 212).
- heritage significance can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to, or loss of, a Grade II-listed building, park or garden should be exceptional. Substantial harm to, or loss of, designated assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I or II*-listed buildings, registered parks and gardens and World Heritage Sites should be wholly exceptional (Paragraph 213).
- where a proposed development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal (Paragraph 215).
- With regard to non-designated heritage assets, a balanced judgement will be required having due regard to the scale of any harm or loss, and to the significance of the heritage asset affected (Paragraph 216).
- Local planning authorities should look for opportunities for new development within Conservation Areas [and World Heritage Sites], and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably (Paragraph 219).

2.5 Local Planning Authorities are urged to request applicants to describe the significance of any heritage assets affected by a proposed development, including any contribution made to significance by their setting. The level of detail required in the assessment should be “proportional to the assets’ importance, and no more than is sufficient to understand the potential impact of the proposal on their significance

Planning Practice Guide (PPG)

2.6 The Planning Practice Guide (PPG) (MHCLG, 2019) clarifies this additional requirement under ‘What is the main legislative framework for planning and the historic environment?’ where it states that:

'In addition to the normal planning framework set out in the Town and Country Planning Act 1990.....the Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest. Any decisions relating to listed buildings and their settings and conservation areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular sections 16, 66 and 72), as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan. (MHCLG, 2019, PPG, Para. 2.)'

- 2.7 PPG states that local planning authorities may identify non-designated heritage assets, and in some areas, these heritage assets may be identified as 'locally listed' (DCLG et al, 2014, para. 39). These identified heritage assets may include buildings, monuments, sites, places, areas or landscapes which have a degree of value meriting consideration in planning decisions but which are not formally designated heritage assets (DCLG et al, 2014, para. 39).
- 2.8 The PPG states under 'Why is 'significance' important in decision-taking?' that:
'Heritage assets may be affected by direct physical change, or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals'.
- 2.9 Under the discussion of 'How to assess if there is substantial harm?' the PPG offers:
'What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting'.

Local Planning Policy: The Winchester District Local Plan 2011-2036 (2013)

- 2.10 The existing Winchester District Local Plan 2011-2036 was adopted in 2013, and Part 1 of this Plan incorporates elements of the Core Strategy of 2013. This plan will be superseded by the *Winchester Local Plan 2018-2036* (Emerging), which was subject to public consultation in late 2002, with a view to adoption in 2024. Relevant policies of the existing Local Plan include Policy CP13: High-Quality Design, and Policy CP20: Heritage and Landscape Character.

Policy CP13 - High Quality Design

- 2.11 New development will be expected to meet the highest standards of design. In order to achieve

this, all proposals for new development (excluding small domestic applications and changes of use) should demonstrate that:

- an analysis of the constraints and opportunities of the site and its surroundings have informed the principles of design and how the detailed design responds positively to its neighbours and the local context;
- the proposal makes a positive contribution to the local environment and creates an individual place with a distinctive character;
- the public realm has been designed to ensure that it is attractive, safe, accessible and well connected to its surroundings, including walking and cycling routes to and within the development, to encourage their use;
- the accompanying landscape framework has been developed to enhance both the natural and built environment and maximise the potential to improve local biodiversity;

Policy CP20 - Heritage and Landscape Character

2.12 The Local Planning Authority will continue to conserve and enhance the historic environment through the preparation of Conservation Area Appraisals and Management Plans and/or other strategies, and will support new development which recognises, protects and enhances the District's distinctive landscape and heritage assets and their settings. These may be designated or undesignated, and include natural and man-made assets associated with existing landscape and townscape character, conservation areas, scheduled ancient monuments, historic parks and gardens, listed buildings, historic battlefields and archaeology. Particular emphasis should be given to conserving:

- recognised built form and designed or natural landscapes that include features and elements of natural beauty, cultural or historic importance;
- local distinctiveness, especially in terms of characteristic materials, trees, built form and layout, tranquillity, sense of place and setting.

Supplementary Planning Documents

The Winchester District High-Quality Places Supplementary Planning Document (2015)

2.13 This SPD provides comprehensive guidance on development principles relating to new developments and alterations to existing properties in a variety of contexts. This includes broad design principles, use of materials, and detailing, building layouts and spaces, and the scale and massing of new construction.

3. METHODOLOGY

General

- 3.1 The methodology employed by this assessment is in accordance with key professional guidance, including the *Standard and Guidance for Historic Environment Desk-Based Assessment* (Chartered Institute for Archaeologists 2014), the Historic England guidance *Conservation Principles* (2008) and Historic Environment Good Practice Advice in Planning Note 2: *Managing Significance in Decision-Taking in the Historic Environment* (Historic England 2015). Impacts to heritage settings were assessed using the methodology detailed within the current Historic England guidance *Historic Environment Good Practice Advice in Planning Note 3: the setting of heritage assets* (2015).

Sources

- 3.2 This Heritage Statement has involved detailed consultation of readily-available historical information drawn from documentary and cartographic sources. The major repositories of information consulted have comprised:
- National Heritage List for England (EH);
 - Hampshire Integrated Landscape Character Assessment;
 - Published and unpublished documentary sources;
 - Historic maps and photographs;
 - English Heritage Archives (EHA) and AMIE (Archives and Monuments Information, England) data;
 - Online sources, including Local Plan policies and information.
- 3.3 A bibliography of documentary, archive and cartographic sources consulted is included in the References section of this report.

The Significance of Heritage Assets

- 3.4 Heritage assets are defined by the National Planning Policy Framework (henceforth, ‘the Framework’; revision of December 2024) as ‘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’. The term Heritage Asset includes both designated heritage assets and assets identified by the local planning authority as possessing heritage significance (including locally-listed structures). Non-designated heritage assets include sites held on the Historic Environment Record,

in addition to other elements of the landscape understood to have a degree of significance meriting consideration in planning decisions.

- 3.5 The assessment of the heritage value (significance) of a site determines the ways in which particular aspects of a place and different periods in its evolution contribute to, or detract from, those identified heritage values associated with the asset.
- 3.6 Heritage significance is defined in Planning Practice Guidance (Annex 2, 2021) as ‘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 fabric, but also from its setting’
- 3.7 Current national guidance for assessing the significance of heritage assets is based on the criteria provided by Historic England (formerly English Heritage) in *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (English Heritage 2008). Within this document, significance is weighed by the estimated potential for the asset to demonstrate the following criteria:
- Evidential value derives from ‘the potential of a place to yield evidence about past human activity’ (ibid, 28). It is primarily embodied by physical remains or historic fabric, but also includes buried archaeology;
 - Historical value derives from ‘the ways in which past people, events and aspects of life can be connected through a place to the present’ (ibid, 28). Illustrative historical values depend on visibility in a way that evidential value does not; and ‘have the power to aid interpretation of the past [...] through shared experience of a place’ (ibid, 29). Associative historical values relate to historical connections with a notable family, person, event or movement;
 - Aesthetic values derive from ‘the ways in which people draw sensory and intellectual stimulation from a place’ (ibid, 30). Aesthetic value might be generated through conscious design and artistic endeavour, fortuitous and organic change, and the relationship of structures and materials to their setting; • Communal value is tied to historical (associative) value and aesthetic value, deriving from ‘the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory’ (ibid, 31);

- Communal values may be commemorative, symbolic or social. The latter is typically ‘associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence,’ and might only be articulated when the resource is under threat (ibid, 32).

3.8 Further information on good practice in implementing historic environment policy in the NPPF is provided within the guidance Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015a). This document provides advice on the assessment of the significance of heritage assets in support of applications for planning permission, and emphasises that the information required regarding heritage significance should be no more than would be necessary to inform the planning decision.

Approach to Historic Building Assessment

3.9 The approach to historic building assessment in this report has been based on the current Historic England guidance: *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016). While this assessment does not represent a definitive recording or survey of Stroudwood Farmhouse, it does comprise a description of their architectural form and fabric and, in placing these within an historical context, provides a detailed articulation of the significance of the buildings. The assessment therefore includes elements of both Recording Levels 1 and 2, as defined in current Historic England guidance (2016).

3.10 This Statement has been compiled in accordance with the following statutory, planning policy and guidance documents:

- National Heritage Act 1983 (amended 2002);
- Planning (Listed Buildings and Conservation Areas) Act 1990;
- National Planning Policy Framework 2012 (amended December, 2024);
- National Planning Practice Guidance: Conserving and Enhancing the Historic Environment (2016, rev. 2021);
- English Heritage guidance: ‘Conservation Principles; policies and guidance for the sustainable management of the historic environment’ (2008);
- Historic England guidance: ‘Historic Environment good practice advice in planning: Note 2; Managing significance in decision-taking in the historic environment’ (2015a);

- Historic England guidance: ‘Historic Environment good practice advice in planning: Note 3: The Setting of Heritage Assets’ (2015b).

Assessing levels of Impact

- 3.11 Impact assessment addresses predicted changes in the existing condition of the environment, as a result of a proposed development. The significance of an impact is generally determined as the combination of the ‘sensitivity and/or value’ of the affected receptor, and the predicted magnitude of change. In this case, heritage receptors comprise a Conservation Area and Grade II and II*-listed buildings, which may be considered both as individual structures and as coherent groups of related assets. These are considered to represent receptors of medium to high sensitivity and/or value.

Magnitude of Impact

- 3.12 The determination of the magnitude of change is based on the current level of survival, or condition, of the receptor. The variable factors which determine the magnitude of change include the vulnerability or sensitivity of the site or feature to change. The criteria commonly used to determine the magnitude of impact are as described in the following table:

Magnitude of Impact	Description
Major	The proposed development would cause a large change to existing environmental conditions. Complete destruction of the site or feature. Change resulting in a fundamental change to the ability to understand or appreciate the asset and its context and setting.
Moderate	The proposed development would cause noticeable change to existing environmental conditions. Change resulting in appreciable change to the ability to understand or appreciate the asset and its context and setting.
Minor	The proposed development would cause small change to existing environmental conditions. Change resulting in small change to the ability to understand or appreciate the asset and its context and setting.

Negligible	The proposed development would result in no discernible change to existing environmental conditions. Negligible change or no material change to the site or feature. No change to the ability to understand or appreciate the asset and its context and setting.
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Table 1: Criteria used to determine the level of impact.*Significance of Impact*

3.13 The significance of impact and environmental effect is determined by two variables:

- The importance or significance of the receptor; and
- The magnitude of change affecting the receptor.

Environmental effects may be either adverse or beneficial, depending on the nature of the impact.

Receptor sensitivity/value	Magnitude of Impact			
	Major	Moderate	Minor	Negligible
Very high	Substantial	Substantial	Moderate	Slight
High	Substantial	Moderate	Slight	Negligible
Medium	Moderate	Slight	Negligible	Negligible
Low	Slight	Negligible	Negligible	Negligible

Table 2: Criteria used to determine the significance of impact.

4. STROUDWOOD FARMHOUSE: ITS FORM, HISTORIC DEVELOPMENT AND SIGNIFICANCE

- 4.1 Stroudwood Farmhouse was included in the National List at Grade II, on February 14th, 1983, in view of its architectural and historic interest (NHLE 1281382). The brief listing description is given as follows:

‘C18, C19. 2 storey house, with double roof above; earlier front, later rear. Symmetrical facade of 3 windows. Red tile roof, hipped, with brick dentil eaves. Flemish bond brickwork, red with a mixture of blue headers; red rubbed flat arches to ground floor openings. Recent sash windows, in style. Panelled door without architrave, and a modern unobtrusive porch on square pillars’.



Fig. 4: The south, front elevation of Stroudwood Farmhouse.

- 4.2 Stroudwood Farmhouse is of three bays and two storeys, with a double-span hipped roof of plain clay tiles (Figs. 4 and 5). The front, south elevation is formal and symmetrical, with a central panelled front door. This was previously set within a modern porch supported in square pillars, but this has now been replaced by a more substantial enclosed porch, of timber-framed and glazed construction. The front doorway is flanked by six-over-six sash windows of historic pattern which are set within square-headed openings, with flat arches of rubbed red brick (Figs. 4 and 5). At the first floor are three six-over-six sashes, which conform to the ground-floor openings, albeit without the rubbed-brick arches. Construction is of red brick throughout, laid in Flemish bond, with a dentil eaves cornice. Brickwork includes some use of blue headers.



Fig. 5: View, looking north-west, of the south and east elevations of Stroudwood Farmhouse.

- 4.3 The roof is of double-span form, with a central valley-gutter, and contrasting brickwork on the east elevation reveals that construction was of two phases, with the simple original house of c. 1790, enlarged in the early nineteenth century by the addition of a rear extension of comparable ground-plan (Fig. 6). The additional range was of a closely conformable style and construction, which effectively doubled the depth of the house. The original house was presumably of single-room depth, back to front. The east elevation of the original phase has a single sash window within a segmental-headed opening at the ground floor, while the adjoining elevation of the later addition has single, six-over-six sashes, with stone cills, at both ground and first-floor levels (Fig. 6). The left-hand side of this elevation has a tall brick stack, with a brick band and cornice at the top. The north elevation is comparatively plain, with modern French doors to the left and a ground-floor casement window to the right. The first floor has a single casement to the right, and there is a brick stack at the eaves on this side, which displays a distinct degree of lean and may be rebuilt as part of the proposed scheme of repairs (Fig. 7).



Fig. 6: View, looking south-west of the east elevation of Stroudwood Farmhouse, with double-span hipped roof and two distinct phases of brickwork construction.



Fig 7: View looking east, of the north elevation of Stroudwood Farmhouse and surrounding garden and adjoining converted barn.

- 4.4 The Farmhouse is attached to a range of buildings at its north-western corner which has been converted to modern residential accommodation, and which appears to have originally been an agricultural building, presumably a barn (Fig. 7). This comprises part of a courtyard arrangement of buildings, now also converted, which originally comprised part of the historic farmstead associated with the house (Figs. 3 and 11). A group of modern farm buildings is located immediately to the north of this. On its eastern side, Stroudwood Farmhouse is surrounded by extensive gardens, with a wide paved patio to the rear of the house (Fig. 7). On its southern, front side, the farmhouse is surrounded by gardens and an extensive gravelled area and driveway which is accessed off the B2177 road. The Farmhouse is largely screened from the roadway by boundary vegetation.

The Roof

- 4.5 The timber-framed roof of Stroudwood Farmhouse appears to be largely original, and embodies vernacular methods of construction (Figs. 8 and 12). The timber roof structure is unusual, and its notably inferior mode of construction is surprising in view of the evident status of the Farmhouse. Common rafters are largely of hand-cut oak, but are of thin and irregular scantling, averaging 50mm by 80mm in cross-section. These are set at irregular centres, ranging from 330mm and 400mm, with a roof-pitch of 42°. Ceiling joists are of similarly irregular dimensions and centring. There are no roof-trusses as such, with purlins propped directly off ceiling joists, thus providing inadequate support to rafters (Fig. 17). There are no heavy struts to provide horizontal support to purlins. At the hipped ends of the roof, smaller-section joists are notched, and have minimal end-bearing capacity (Fig. 18). A number of thin tie-beams between purlins appear to be of relatively modern, machine-cut timber (Figs. 8 and 12). The roof-space accommodates a colony of long-eared bats.



Fig. 8: View, looking west within the roof-space, with details of timber-framed construction.

A Brief History

- 4.6 The initial phase of Stroudwood Farmhouse may date from c. 1790. There is no indication of an earlier house on this site, or of internal timber framing. James Milne's *Map of Hampshire*, of 1791 (not illustrated), does not depict Stroudwood Farm, suggesting that the house and farmstead were constructed close to this date. However, a random online discovery (Parsons 2013) has identified valuable early nineteenth-century evidence for Stroudwood Farmhouse and its then occupant, one William Newlyn.
- 4.7 In 1804, William Newlyn placed an advertisement in the Hampshire Chronicle offering a house for let in Lower Upham, which read:

*“To be Let, and Entered on immediately, for a Term of Years, **A SMALL GENTEEL COTTAGE**, consisting of One Parlour, Two Kitchens, Pantry, and Cellar, and Five Chambers, a Garden, and Five Acres of LAND, if required, situate in the Parish of Upham, near Bishop's Waltham, in Hampshire. For further Particulars apply to Mr. Wm. Newlyn, of Owslebury.*



Fig. 9: Extract from Edward Crocker's *Map of Bishop's Waltham*, of 1806 (British Library).

- 4.8 It is not known whether he succeeded in letting the house, but a few years later William and his family were occupying it. By 1812, only a few years after moving to Upham, William attempted to sell the house and adjoining land by auction, and placed the following advertisement in the Salisbury and Winchester Journal:

HANTS.

Valuable **COPYHOLD** and **FREEHOLD LANDS**,

In the Parishes of Upham and Owslebury,

Containing by estimation 123 Statute Acres (more or less).

TO be SOLD by AUCTION, By Wm. Weston (Successor to Mr. J. Limpus), in one lot, on Wednesday, March 11, 1812, at the Crown Inn, Bishop's Waltham, between the hours of three and six in the afternoon, subject to such conditions as will be then and there produced, (unless previously disposed of by Private Contract, of which due notice will be given), — All that valuable and compact COPYHOLD and FREEHOLD ESTATE, consisting of 36 Acres of Copyhold Lands, held under the Manor of Bishop's Waltham; with a substantial brick-built DWELLING HOUSE, consisting of two front parlours, six bed-chambers, good kitchen, pantry, cellar, and brewhouse, with a Garden and Cottage adjoining, near which is a spring of excellent water which may easily be conveyed to the house; Barns, new Stables, and all other necessary outbuildings, in excellent repair, fit for the reception of a genteel family, situated in the pleasant village of Upham, commanding an extensive view of the Isle of Wight, Southampton Water, and adjacent country; together with about 46 Acres of Freehold Lands adjoining; and about 41 Acres of Copyhold Lands, with a Barn, situate in the parish of Owslebury, held under the Manor of Marwell; the whole being arable lands, in a state of cultivation, having unlimited rights on Owslebury Down, Colden Common, and Stroud Wood.

The whole may be viewed, and particulars known, by applying to Mr. W. Newlyn, the proprietor, on the premises.

Upham is situated 7 miles from Winchester, 3 from Bishop's Waltham, 9 from Alresford, and 10 from Southampton, in a fine sporting country, and in the immediate neighbourhood of a pack of fox-hounds.

Possession to be had at Michaelmas next. — Part of the purchase money may remain on mortgage, if required.

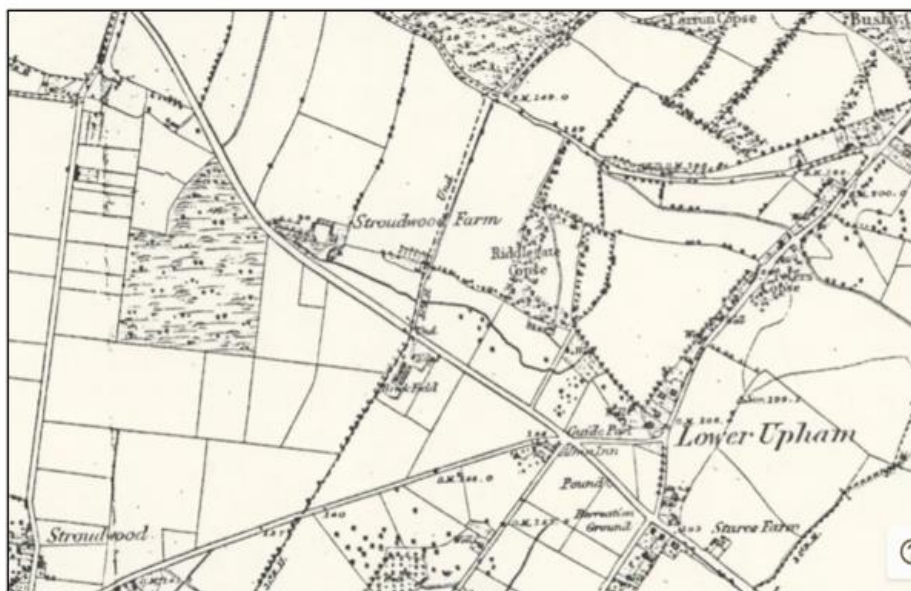


Fig. 10: Extract from the Ordnance Survey second edition six-inch map of 1863 (National Library of Scotland).

- 4.9 The description of the Farmhouse given in these particulars suggests that the second phase of the house had been completed at the time of this sale, and that Newlyn himself may have been responsible for this. Crocker's small-scale map of 1806 depicts the farmstead in simplified form, but does attest to its existence by this time (Fig. 9).

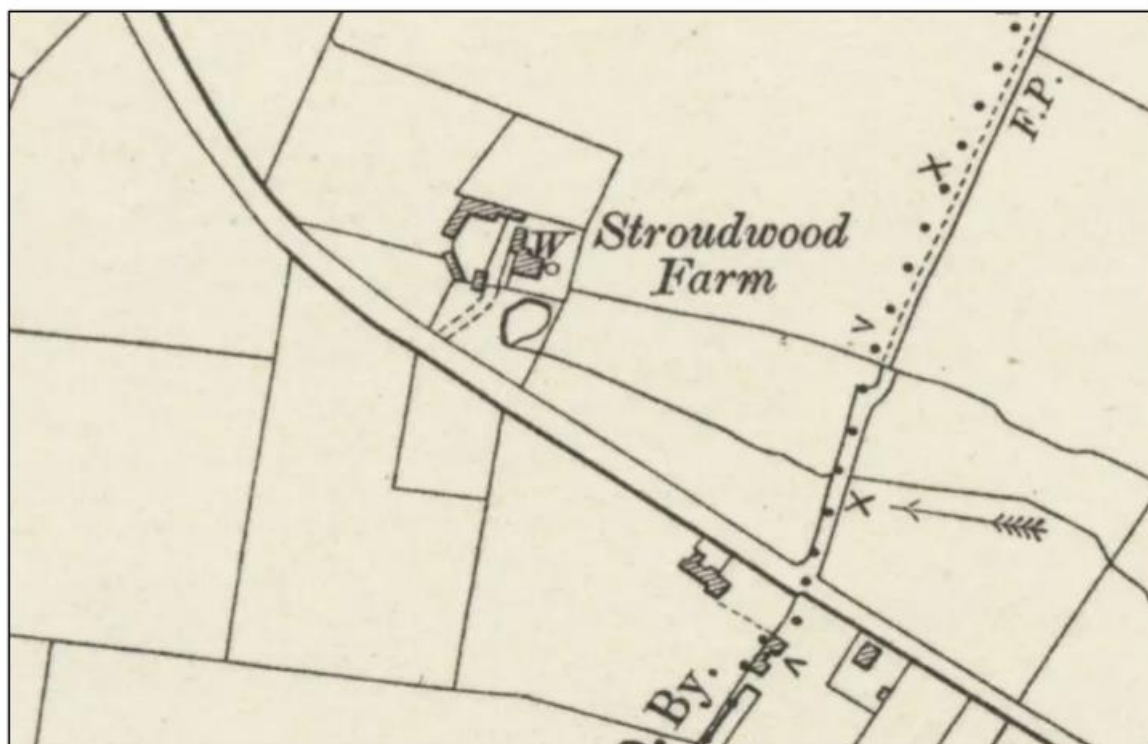


Fig. 11: Extract from the Ordnance Survey second edition six-inch map of 1906 (National Library of Scotland).

- 4.10 Later nineteenth-century and early twentieth-century Ordnance Survey mapping depicts the historic plan of the house and adjoining farmstead, with the barn projecting from the north-western corner of the house, and a courtyard arrangement of farm buildings immediately to the west (Figs. 10 and 11). There was a well on the eastern side of the Farmhouse and a pond to the south (Fig. 11). A small detached building on the southern side of the courtyard may have been a granary.

The Significance of Stroudwood Farmhouse

- 4.11 Stroudwood Farmhouse is importantly illustrative of increasing agricultural prosperity during the later eighteenth and early nineteenth centuries, and of the aspirations and tastes of its builders and occupants. The heritage values evident in the plan-form of the house are importantly illustrative of the increasingly specialist function of different spaces in the house, and relate to the social aspirations and domestic life of rural society at this time. The Farmhouse is also associated with

important illustrative heritage values which relate to fashionable standards of architectural design and modes of construction in the later eighteenth century, and to evidence of historical change and adaptation of a rural dwelling of middling status (Stevens Curl 1993, 15). Such values apply particularly to the evidence of roof construction, and the use of vernacular traditions of timber framing.

- 4.12 The design aesthetic heritage values of Stroudwood Farmhouse, as a fine exemplar of the rural domestic architecture of the period, are associated with the simple, but harmonious proportions and simple elegance of the house, including its highly symmetrical form and regular fenestration. Such Design Aesthetic values are enhanced by the fine preservation of exterior features and interiors, and the house has retained much of its original appearance and character. The principal significance of the farmhouse resides in the architectural interest and historic fabric of its original, later eighteenth-century element, of which roof construction is an important element. The heritage values of this part of the house are inherent in its generally good state of internal and external preservation, as an example of a small, but well- appointed farmhouse of its period (Figs. 4-7). Such heritage values inform and justify the designation of Stroudwood Farmhouse as a Grade II-listed building.

5. THE CURRENT CONDITION OF ROOF TIMBERS AND STRUCTURE, AND THEIR REPAIR

- 5.1 The external walls of the Farmhouse support a hipped roof which is constructed of cut timber common rafters which are supported by timber purlins. (Figs. 8, 12 and 20). Recent refurbishment of the roof has included the installation of impermeable bitumen felt sheeting below clay tiles. Existing oak rafters measure approximately 50mm by 80mm, and are set at centres of between 330mm and 400mm, with a roof pitch of 42°. Ceiling joists are of variable size, measuring 50mm by 40mm at 500mm centres at each end, and 55mm by 80mm at 300mm centres within the centre of the roof-space. At the supports, the 40mm-deep joists are notched 20mm and have 20mm end-bearing (Fig. 18).



Fig. 12: View looking east within the affected roof-space, with detail of timber construction.

- 5.2 At the first floor, ceilings exhibit evidence of sagging, with linear cracks appearing in plastered wall surfaces (Figs. 13 and 14). These problems are reported to have worsened in recent months, with the centre of an affected bedroom ceiling now approximately 110mm lower than the ceiling of the

adjoining hallway (Figure 4). Of the two first-floor rooms inspected, the ceiling of the eastern front bedroom appears to be the worst affected (Fig. 14).



Fig. 13: Ceiling deflection in the western front bedroom of Stroudwood Farmhouse.



Fig. 14: Ceiling deflection in the eastern front bedroom of Stroudwood Farmhouse.

- 5.3 Recent cracking of surface plasterwork was observed in a number of first-floor rooms, most particularly in the landing, above the door to the western front bedroom (Fig. 15). Much of this problem has become evident only recently, and suggests possible structural instability in load-bearing walls. In addition, some affected doorframes now exhibit signs of distortion.



Fig. 15: Cracking in surface plasterwork on the first-floor landing.

- 5.4 There are numerous indications of dampness affecting roof-space timbers, with condensation visible on a number of surfaces. Green and white mould growth was observed on rafters and bituminous felt surfaces. A number of timber elements were flaky or soft to the touch, suggesting the possible effects of wet rot. (Figs. 16, 17, 21B and 21C).
- 5.5 Serious structural deficiencies were observed in roof timbers, with a number of timber joints having separated, or widened (Fig. 19). Purlins were deflecting at the hips, with some rafters inadequately secured with single nails (Fig. 16). Woodworm infestation was also apparent, although this may be partly historical. Some purlins are propped off ceiling joists, rather than load-bearing beams or walls, and provide inadequate support to rafters (Figs. 17 and 20). There are no bracing struts to provide horizontal support to the purlins. The roof framework is considered to be of notably inferior construction.



Fig. 16: A deflecting purlin joint.



Fig. 17: A purlin supported off ceiling joists.



Fig. 18: A notched ceiling joist and end-bearing.



Fig. 19: Widening joints between rafters and ridge-beam.

5.6 The condition survey undertaken by Andrew Waring Associates (2025) has attributed the vertical displacement of bedroom ceiling joists to two principal causes:

1. The lack of adequate ventilation in the loft space has created a constantly damp environment with the impermeable bitumen felt beneath the clay tiles preventing the escape of water vapour, thus trapping moisture within the roof-space. This has resulted in condensation, dampness, and mould growth on both timber elements and exposed bitumen sheeting. Affected timbers have softened, reducing their load-bearing capacity and contributing to the deflection of ceiling joists. In addition, the rockwool insulation laid on the exposed joists has evidently been saturated in the relatively recent past, thus adding further weight to the already compromised ceiling joists

5.7 2. The existing roof structure has no provision for soffit ventilation, which has contributed to the problem of dampness, with no airflow to regulate humidity levels. Timber elements have consequently deteriorated, with visible signs of wet rot and mould growth (Figs. 21, A-D). The poor construction has been based on the principle of purlins supported by ceiling joists, rather than by load-bearing walls or beams (Figs. 17 and 20). In view of the load imposed by a tile roof, this arrangement is deficient, and clearly inadequate for the load imposed. This appears to be particularly the case at the hipped ends of the roof where smaller-section joists (50mm by 40mm) are notched, and have minimal end-bearing capacity (Figure 20).



Fig. 20: Timbers at the eastern hipped end of the roof, with purlins supported on inadequate joists.

5.8 This notching of joists further weakens them, reducing load-bearing capacity and resulting in excessive cracks and deflection. In the absence of true roof-trusses, the purlins lack sufficient vertical support. In several locations, these are propped directly onto ceiling joists, without intermediate struts or braces, resulting in point-loading and further stress to the joists (Figs 17 and 20). As the joists do not span the same direction as the rafters, the roof is splaying and spreading horizontally. This arrangement is unusual, and resulting stress on structural walls may explain the increasingly apparent vertical cracking above the doorways on the first floor (Fig. 15).

5.9 Accordingly, Andrew Waring Associates (2025) have recommended a series of remedial actions to address the problems of roof ventilation and structural deterioration:

- Submit a Listed Building application to obtain consent for the proposed works. Prior consultation with the Local Planning Authority Conservation Officer should ensure that proposed interventions reflect the historic character and significance of the building, and conform to current conservation guidelines and standards.
- Temporary Acrow props with bearing plates should be installed beneath affected ceiling joists, to provide immediate support and prevent further deflection. This would mitigate the risk of structural failure while repairs are carried out. The use of external scaffolding will enable the safe removal of tiles, battens, and impermeable felt, and the installation of new materials.
- Detailed condition assessment of individual timber elements will enable the identification of those elements requiring replacement. Severely decayed or defective rafters, purlins and joists should be replaced with appropriately graded timber, to match existing historic fabric.
- The impermeable bitumen felt should be replaced with a breathable roofing membrane. Soffit vents or other ventilation systems should be installed, to promote airflow within the roof-space and reduce moisture levels. New timber struts should be designed to provide adequate support to the purlins.
- Additional load-bearing beams should be installed, to support purlins and redistribute roof loads away from ceiling joists. Steel-plate reinforcements will limit deflection and any weakness at splice locations. Lateral restraint to the rafters at eaves-level should prevent roof-splay. The existing joists are inappropriately sized for the bearing and span and will require reinforcing with new joists.

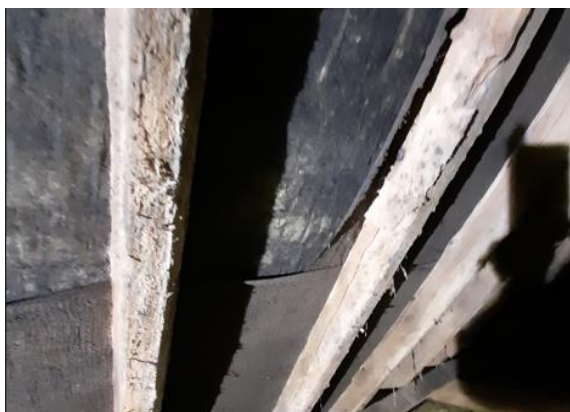


Fig. 21 A-D: Details of timber roof construction and evidence of decay.

A Proposed Scheme of Repair (Figures 22 and 23)

5.10 The decay and structural deterioration of roof timbers has potential to cause substantial long-term damage to the fabric and historic character of Stroudwood Farmhouse, and thus diminish its significance as a heritage asset. The proposed scheme of remediation and structural repairs would be in accordance with local planning authority criteria for such works, and with current Historic England guidance for the conservation of historic buildings (Historic England 2013; 2022).

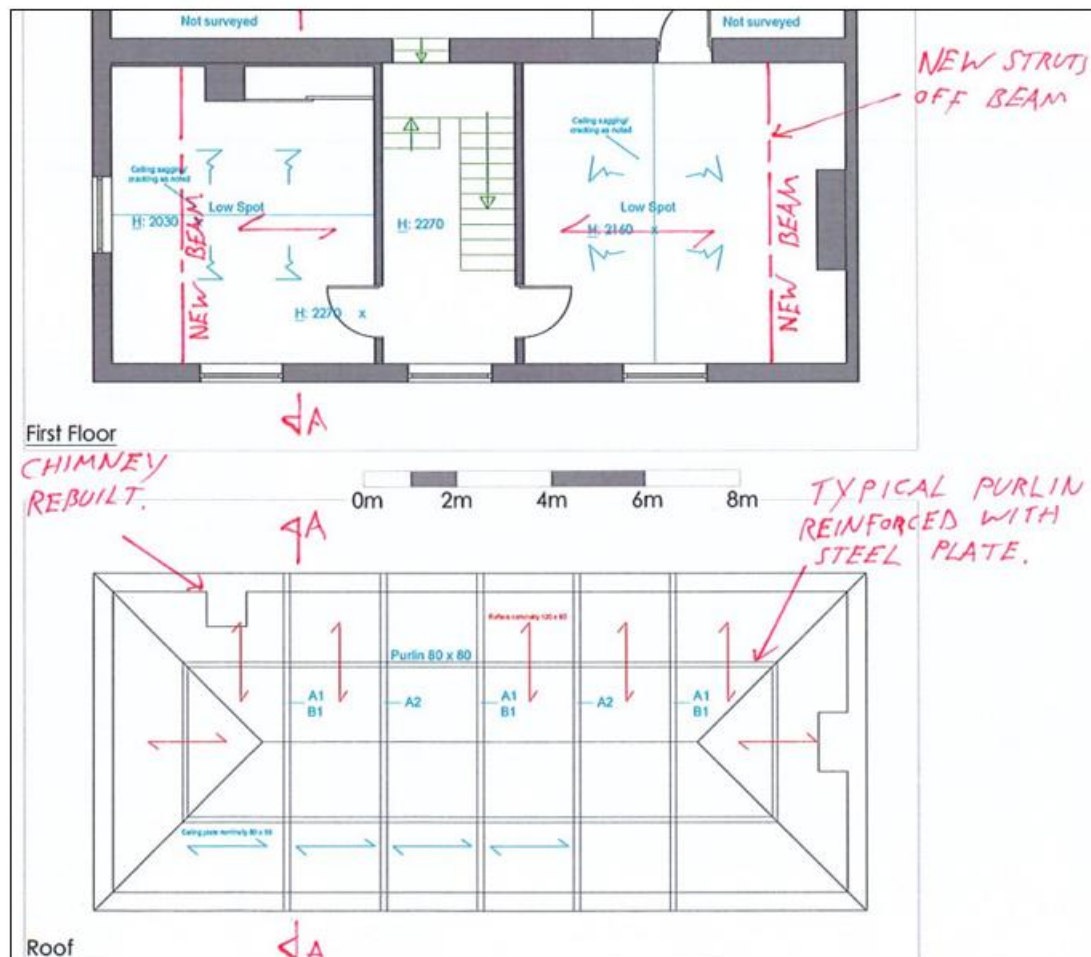


Fig. 22: Proposed structural repairs at first-floor and roof level (Exdell Ltd).

5.11 A proposed schedule of repair and refurbishment of the roof of Stroudwood Farmhouse would include the following works:

- The removal of tiles and underlying bitumen felt, to expose timber-framed structures.
- The reconstruction of the leaning brick chimney-stack on the northern side.
- The reinforcing of purlins with steel plates.
- The installation of new support beams at first-floor level, with supporting struts to purlins.

- The replacement of decayed and damaged rafters.
- The installation of new diagonal struts from joists to purlins.
- The lateral restraint of rafters.
- The strengthening of existing joists with new joists of appropriate size and end-bearing.

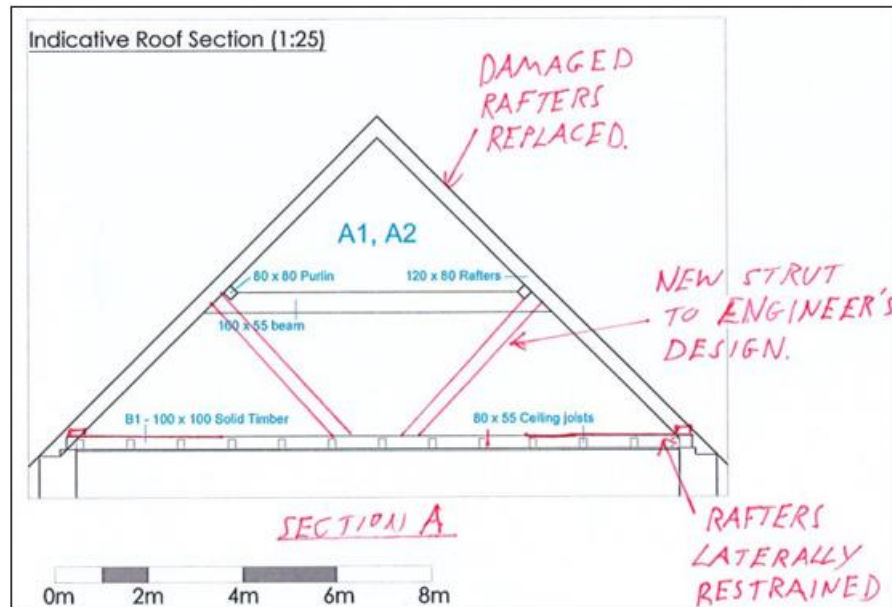


Fig. 23: Indicative roof section A-A (Fig. x), with proposed structural repairs (Exdell Ltd).

6. CONCLUSIONS

- 6.1 Stroudwood Farmhouse is a brick-built dwelling of two-storeys and three bays, which was constructed in c.1790. Its principal significance as a Grade II-listed building resides in its architectural interest, as a well-preserved rural dwelling which displays a formal front elevation with a symmetrical arrangement of front door and sash windows. A later phase of construction, of probable early nineteenth-century date, has added an additional hipped-roof range, of a similar ground-plan as the earlier, to the rear of the building, thus creating a dwelling of two-room depth. Historically, the Farmhouse was associated with a contemporary courtyard farmstead and barn on its western side. The significance of the Farmhouse is enhanced by documentary evidence relating to the Newlyn family in the early nineteenth century.
- 6.2 Recent internal evidence of structural problems has been evident in the deflection of ceiling levels in first-floor rooms, and the appearance of cracks in wall plaster. These have been caused by structural defects in the roof, exacerbated by the effects of damp, which have resulted in the splaying and movement of the timber roof structure. A lack of ventilation in the roof-space has created a constantly damp environment, with an impermeable bitumen-felt layer beneath clay tiles trapping moisture within the roof-space. The resulting effects of condensation, dampness, and mould- growth on timber elements has reduced their load-bearing capacity, and caused the deflection of ceiling joists. Timber elements have deteriorated, with visible signs of wet rot and mould growth. The timber-framed roof is of poor and unusual construction, with purlins supported by ceiling joists, rather than load-bearing walls or beams.
- 6.3 The notching of joists has further weakened them, thus reducing load-bearing capacity and resulting in excessive cracking and deflection. In the absence of true roof-trusses, the purlins lack sufficient vertical support. In several locations, the purlins are propped directly onto ceiling joists, and lack sufficient vertical support. As the joists do not span the same direction as the rafters, the roof is splaying and spreading horizontally. This problem will have serious long-term implications for the historic fabric and structural stability of the Grade II-listed Farmhouse, and an appropriate scheme of repair and refurbishment is therefore required as a matter of some urgency.
- 6.4 A series of remedial actions is proposed, to address the problems of roof ventilation and structural deterioration. These include the installation of temporary Acrow props beneath affected ceiling joists, to prevent further deflection. The use of external scaffolding would enable the safe removal

of tiles, battens, and impermeable felt, and the installation of new materials. Those timber elements requiring replacement, including decayed or defective rafters, purlins and joists, would be identified at an early stage. Replacement would be with appropriately-graded timber, to match existing historic fabric. The impermeable bitumen felt would be replaced with a breathable roofing membrane, and soffit vents would promote airflow within the roof-space and reduce moisture levels. New timber struts would provide adequate support to the purlins. In addition, load-bearing beams would be installed, both to support purlins and to redistribute roof loads away from ceiling joists. Steel-plate reinforcements would limit ceiling deflection, and any weaknesses at splice locations. Lateral restraint to the rafters at eaves-level should prevent roof-splay.

- 6.5 Investigation has confirmed that the effects of damp and structural deterioration at roof-level would be highly damaging to the built form and historic fabric of the Grade II-listed Farmhouse, and would detract from its significance. A programme of repair and refurbishment is therefore highly necessary. While this would result in the removal of some decayed or defective original timber elements, these would be replaced with timber members of appropriate type and cut, to match the originals. The proposed scheme would not affect the external appearance and historic character of the Farmhouse, and would result in an acceptably low level of harm to its significance as a Grade II-listed building. There would be no impact to the settings of any other heritage assets. Paragraph 215 of NPPF states that:

‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’.

Furthermore, Paragraph 210 states that:

‘In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality’.

- 6.6 The proposals for the repair and refurbishment of the roof of Stroudwood Farmhouse are both highly necessary, and designed to preserve the form, fabric and significance of the Grade II-listed building. They are therefore in accordance with the requirements of Policies CP13 and CP20 of the Winchester District Local Plan, and with NPPF, and conform to current sectoral guidance for the repair of historic buildings (Historic England 2013; 2022).

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