



Heritage Statement for Redburn Farm, Ampfield, Hampshire

July 2018

NON-TECHNICAL SUMMARY

This Heritage Statement has been produced by West Sussex Archaeology Ltd in relation to Redburn Farm, Ampfield, Hampshire. The owner is looking to apply for planning permission for the conversion of the existing barn and the erection of a single new dwelling to the rear. This document focus's upon the impact of the development upon any surviving heritage assets both within, and in the vicinity of, the development.

Project Background

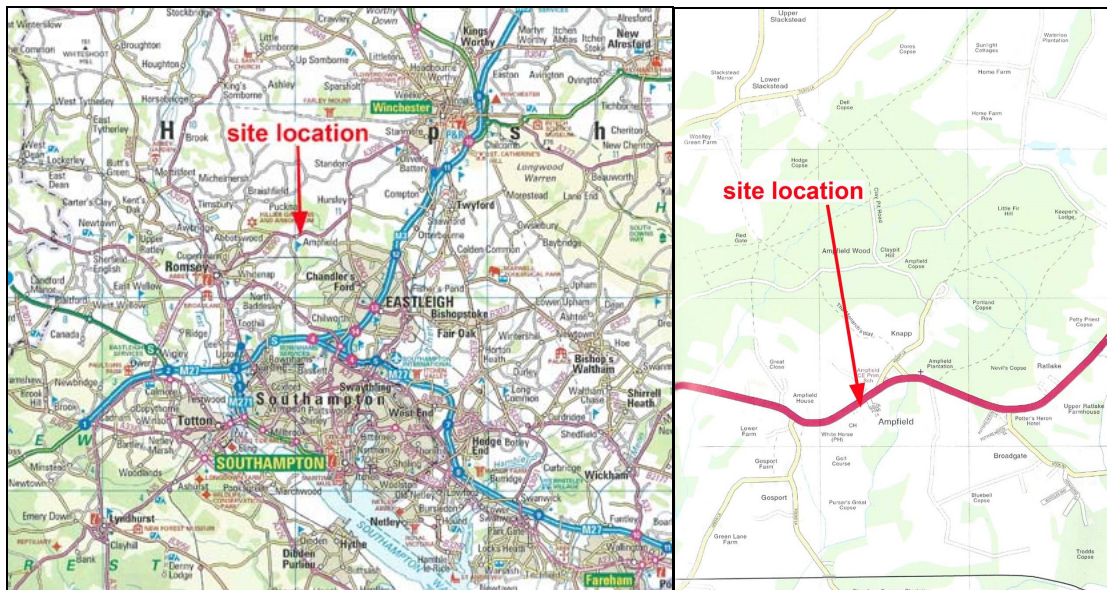


Figure 1 Site location. © Crown copyright. All rights reserved. License number: AL100036068

1. Redburn Farm lies on the south side of the A3090 (Winchester – Romsey) towards the centre of the linear village of Ampfield, Hampshire (Fig.1). It is located at a height of 62.5m aOD and is centred at OS grid reference SU 4025 2326. The underlying geology of the site is the Whitecliff Sand Member. The site is situated within the Ampfield Conservation Area.
2. The owner of the site is intending to submit an application for planning permission for the conversion of an existing barn and the erection of a single dwelling to the rear. In order to inform both themselves and the Local Planning Authority of any potential heritage issues relating to the development of the site, they have commissioned West Sussex Archaeology Ltd to write this Heritage Statement (HS) to accompany any such application.

Historical Background

1. The site of the existing barn at Redburn Farm is shown to lie in an area of fields until the 1909 Ordnance Survey 1:2500 3rd edition, on which the building's southern half is marked. The barn seems to have been added to a complex of buildings to the south, which themselves first appear on the 1896 Ordnance Survey 1:2500 2nd edition, marked as "Saw Mill".

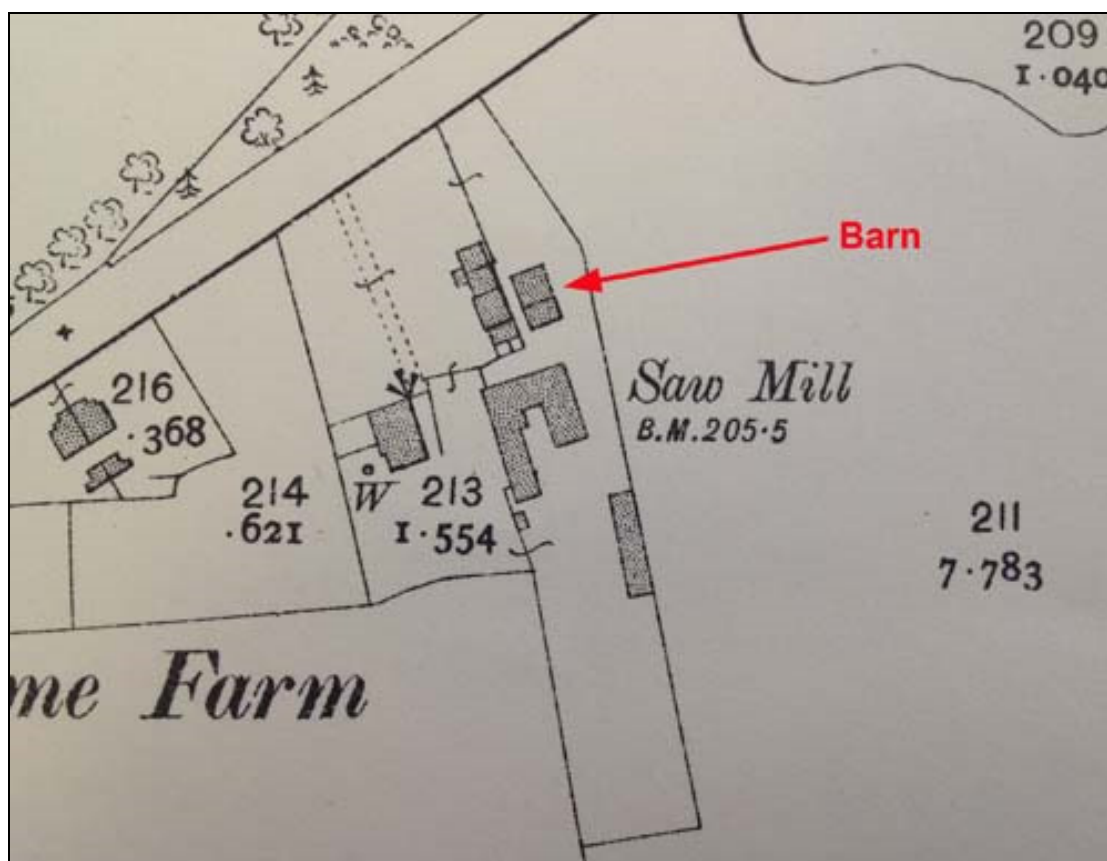


Figure 2 Extract from the 1:2500 Ordnance Survey 3rd edition of 1909

2. The Saw Mill formed part of the Ampfield Estate, owned until 1902 by the White family, and purchased in that year by David Faber, upon whose death in 1932 the Estate was sold off and split up. The sale's particulars of 1932 describe the barn as being a "large detached timber and galvanised iron 5-Bay Implement and Waggon House and Corn Store adjoining" (WSRO No.44M70/E3/1-3, Lot 42 p.33). It is clear that by this date the building is as it is today, having, since 1909, expanded to twice its original size.

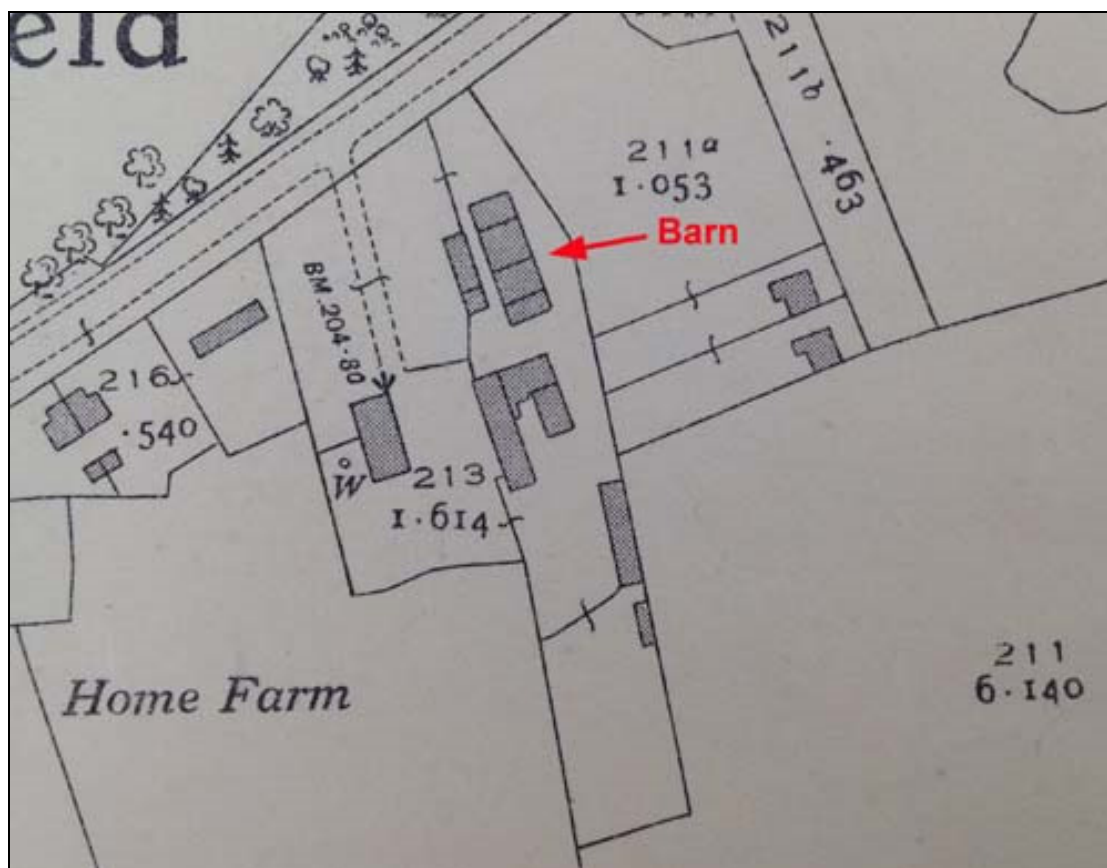


Figure 3 Extract from the 1:2500 Ordnance Survey edition of 1940

3. It would appear that the original Saw Mill buildings were erected while the estate was still retained by the Whites. It is possible that the southern part of the barn was also built before the change of ownership in 1902, although it would have to have been after 1896. The remaining parts of the barn, if not all of it, were certainly erected by Faber after 1909, but before 1932.

4. A site visit conducted on 23rd November 2015 revealed that no significant alterations appear to have been made to the barn since 1932. The “corn store” described in the sales particulars is the only entirely brick built element, with the exception of a timber partition on its north side under the eaves, and forms the southern bay of the overall building. It is fronted with two full height timber-boarded doors and has a single window set into its south elevation. To the north are the remaining five bays, divided into three sections, the first two of two bays each, and the final of only one bay. These are all open fronted, as befits their use as an “Implement and Waggon House”. The internal partitions are weather-boarded, as is the north face, but the rear elevation, together with the entire roof and the south gable end, are of galvanised/corrugated iron. The external walls and internal partitions sit on a brick plinth.



Figure 4 The barn from the south-west

5. It is probable that the barn developed in three stages, with the corn store and southern two bays constructed before 1909, the next two bays added after 1909 and the final bay after that, the whole completed by 1932. The evidence for this sequential expansion can be seen in the breaks and variations in the barn's timber frame between the sections, and the fact that the internal partitions are all treated on their north elevations.

Impact of the Development

The Barn

1. It is proposed to convert the barn into a single two-bed dwelling with double integral garage. The design seeks to retain the six-bay structure, with the southern two bays, including the corn store, to be used for the garage spaces, the central two bays to be the bedrooms and the final two to be the living spaces.
2. In the eastern elevation, the existing doors to the corn store will be replaced with matching full height boarded twin doors, the second bay will remain open fronted, and the new east walls in the remaining four bays will be set back from the current line of posts in order to preserve the original divisions. The north elevation will remain weather-boarded, but two new windows will be inserted in order to light the living areas behind. The west elevation will retain its existing appearance, save for the insertion of four roof lights. The south elevation will have a new door inserted towards its west end, to provide for access to the garden,

and the existing corrugated iron gable end will be replaced in slate, to match the roof, which will also be re-roofed in slate. The use of slate on the roofs of historic farm buildings is, of course, common in Hampshire and it would not therefore be considered inappropriate as a replacement to corrugated iron (HCC, p.11 & p.39).

3. Internally the room divisions will preserve those of the existing bays, however new openings will be made in order to allow for the necessary internal communication between them. For the southern four bays, this will be achieved through the creation of a corridor along the west wall, whereas for the northern two bays new openings will be made as appropriate to the proposed scheme.
4. The works outlined above will involve only a limited impact upon the overall appearance and structure of the barn as it currently exists. In terms of appearance the most important aspect, in relation to its original function, is the retention of the five open bays, and one closed bay, of the western elevation. This will be achieved primarily through stepping back any new walls necessary for the conversion. Changes to the other three elevations, through the insertion of additional openings, are not considered to significantly detract from the buildings appearance, neither are they inconsistent with its historical use. In terms of the buildings historic fabric, there will obviously be some loss where the new openings are inserted into the bay walls and partitions, however these are not extensive, and the vast majority of the existing timber frame and brick walls are to be retained or repaired where damaged.

The overall development

1. Ampfield is a linear settlement which has historically been spread along the A31 (now A3090) and Knapp Lane (the old road to Hursley Park). The proposed development site sits towards the centre of this linear spread, within a triangle of land stretching from the White Horse public house in the west, to the houses along the east side of Green Pond Lane. While houses elsewhere in the village tend to cluster close to the roadside, on this triangle of land, formed as result of the erection of the old Post Office (now the “Old Bakery”) and then the Saw Mill, they have always been situated further back. The triangle further developed, from the mid-20th century, with the construction of housing to the east of the Saw Mill, extending the triangle in the direction of the junction with Knapp Lane. This proposed development sits within this triangle, and as such cannot be considered a departure from the historic pattern of growth in this part of Ampfield, nor a positional detraction from the nature of the Conservation Area.
2. As a result of the site’s location, enclosed as it is by neighbouring buildings, and with its comparatively narrow street frontage, the proposed single new building to the rear of the existing barn will be largely invisible from the road (see Fig.5), and will therefore have a

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minimal impact upon the appearance of Ampfield Conservation Area. To the west of the site lies the only visible Listed Building, the Post Office/Village Stores (LB No.1093684, now the “Old Bakery”). This is a Grade II, late 18th century and 19th century house, with attached 20th century shop. The setting of this building is a consideration in terms of the impact of the proposed development, however it lies at a distance of c.20m on the other side of the shared boundary, which here is composed of a fence, evergreen hedge and mature deciduous trees, forming an effective visual screen. In addition it is noted that the new detached double garage currently being constructed between the development site and the “Old Bakery” (TVBC No.14/00797/FULL), was considered by TVBC’s Conservation team to be “whilst quite a sizeable structure in comparison to the listed Old Bakery”, “a sufficient distance from it so as not to unduly harm the setting of this listed building or the character and appearance of the Conservation Area.”



Figure 5 View of the site from the A3090 looking south

3. The proposed single new building will also have a potential impact upon the existing barn on the site. This has been addressed within the scheme by siting it towards the southern boundary of the plot with a clear space in between. Indeed the location of the proposed new house is reminiscent of the original relationship between the demolished Saw Mill and the barn, at a time when these buildings formed a related cluster all serving the requirements of the Ampfield Estate.

Bibliography

Hampshire County Council. Undated. ***Historic Farm Buildings In Hampshire***