



Historic Significance assessment;

The loft in the lean-to in the West wing

of

Black House Farm
Hinton Ampner
Hampshire
SO24 0LF

Prepared by

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10th May 2018

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1. Executive Summary

This “Historic Significance Assessment” has been prepared on behalf of the owners of the same address. It is to accompany an application for Listed building consent, reference, as described below:

The assessment is to establish the significance of the loft contained within the West wing at the property known as Black House Farm.

Black House Farm is a Grade II listed building and as such, the building has specific heritage significance and historic value attached to it at a local and national level.

2. Site Location

Location: Bramdean and Hinton Ampner, Winchester, Hampshire, SO24

County: Hampshire

District: Winchester

Civil Parish: Bramdean and Hinton Ampner

Traditional County: Hampshire

Lieutenancy Area (Ceremonial County): Hampshire

Church of England Parish: Hinton Ampner All Saints

Church of England Diocese: Winchester

Latitude: 51.025316

Longitude: 1.132051

Figure 1. Map of Hinton Ampner, showing Black House Farm. Google 2018

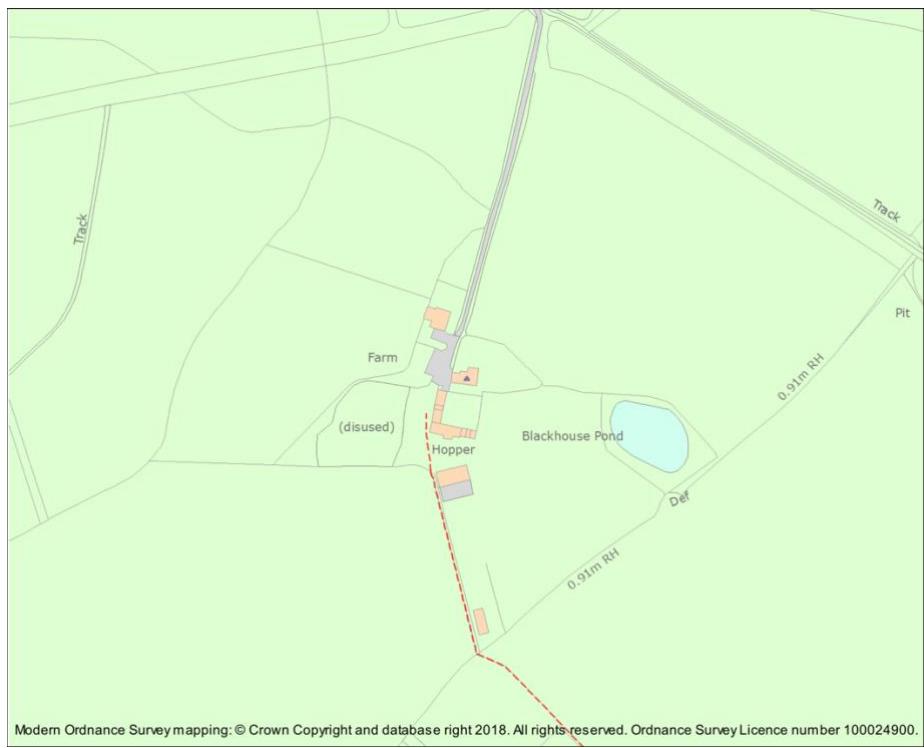


Figure 2. Map showing Black House Farm, Ordnance Survey 2018.

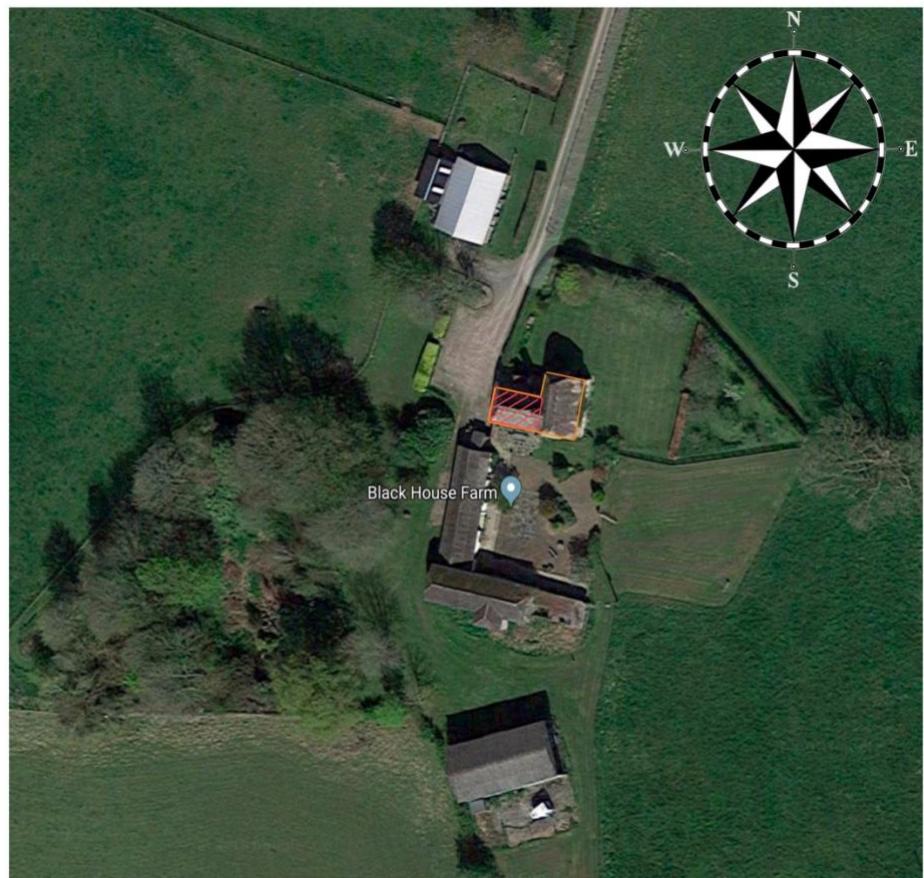


Figure 3, Black House Farm (outlined in RED) with the West wing (hatched in RED).

3. Authority

In the pursuance of a condition report on the Barn at Black House Farm, we were asked to comment on the historical significance of the loft contained within the west wing of the above-named property by the owner.

4. Use of this report

This report is solely for the use of the addressee and the application of Listed Building Consent and shall not be reassigned to any other party, without the written permission of Roland Locke.

5. An assessment of the site and its surroundings

The following sections of this document consider the relative significance of the Loft in the west wing of Black House Farm in order to assist with the consideration of the current application for Listed Building Permission.

A. Historic England

Entry Name: Black House Farmhouse

Listing Date: 19 December 1983

Grade: II

Source: Historic England

Source ID: 1155976

English Heritage Legacy ID: 145380

Listing Text

SU 62 NW BRAMDEAN

6/23 Black House Farmhouse

Farmhouse. Early C16 and C17. Timber-frame with brick infill, main part encased on ground floor, in rubble flint with brick and stone dressings, wing has been rebuilt in brick, roof thatched with tiled valleys. T-shaped with 2 bay, 2 storey building with 1½ storey 2 bay wing added to rear at centre. Garden front 2 storey, 2 bay with plinth, flint ground floor with 2 C19 3-light casements and above 2 C16 oriel windows supported on single central timber bracket with C19 3-light casements, C19 external stack at right end. Other windows and doors C19. Roof half-hipped with decorated ridge piece and outshot on one side of rear wing.

Listing NGR: SU6097925494

B. Domestic Buildings Research Group (DBRG)

The DBRG describe Black House farm as:

A 'L' shaped house plan with a timber framed cross wing kitchen on first floor above flint wall with brick quoins and dressed stone. Chimney end, Stops lamb's tongue with incised lines, jowled posts, small square panels, down braces straight upward, half hipped roof.

The timber-framed kitchen, is the earliest example of this construction type in Hampshire. And have dated it by dendrochronology to 1620.

Ref; HAM0042

DBRG Data Sheet.



Building Archaeology Research Database
Tick Box - Building Summary

Search for other Building(s) - Add a Building - Logout

This information forms an entry into a building archaeology research database. Please put a tick in any box to signify "Yes". A blank will be assumed to be "No".

1. SITE OVERALL

Building Reference

Building Name If a part, enter Building Name then a hyphen, then the Part i.e. Vintners Wells - Barn

Address

Postcode

County

Country

Parish

OS Grid Ref **Latitude** **Longitude**

Timber **Brick** sections completed

Photograph Currently Unavailable

Nature of Original Building

Walls Timber-framed Brick Flint Stone Tile Hanging Weatherboard Other

Roof Tiles Slate Thatch Stone Other

Summary One sentence, 20 word max. e.g. A much re-built 3 ½ bay smoke-bay house with a fine later Georgian façade.

Best Features Optional. Up to 12 words.

2. DATE OF BUILD

Most old buildings have more than one phase of construction. This date is for just one phase (typically the earliest) and its associated features. Use separate sheets if recording features for subsequent phases.

General Period (as below)

Best Construction Year Estimate
(for sequencing analysis and report ordering)

Based on date type code (select from below)

Sty = Stylistic estimate
Gra = Grafito
Sto = Date-stone
Doc = Documentary evidence
Den = Dendro precise felling date
Mid = Dendro range midpoint value
Aft = Dendro felled after

Dating evidence e.g. dendro or other details

4. WINGS AND ADDITIONS

Usually later, although wings may well be contemporary with the first build. Apart from wings (left hand column) include genuine additions only, not first build. Otherwise they are covered in Section 3.

Wings

- Cross Wing(s)
- Face Wing(s)
- Probably 1st Build?

Additions

- No of Extra Bay(s)
- Outshot(s)
- Any Brick Addition

Any Chimneys etc. Added Later

- Central Chimney
- End Chimney
- Lateral Chimney
- Smoke Bay
- Smoke Hood
- ½ Floored Hall

5. COMPILATION

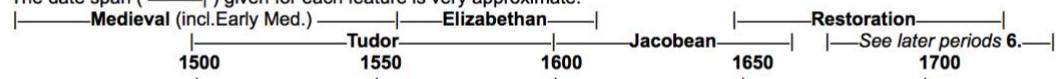
Original report in year if revised, in year This tick box sheet by Date

Data entry by Checked by Last Date Building Activated

Interest and Archaeological Significance (either: Normal, Notable or Exceptional)

3. TIMBER-FRAME FEATURES & PERIOD GUIDE

The date span (—|—) given for each feature is very approximate.



Building Type. Tick one box only. Added chimneys etc will be in Section 4, Wings & Additions.

- Open hall
- Half-floored hall
- Chimney central
- Smoke bay central
- Chimney end
- Smoke bay end
- Chimney lateral
- Smoke hood
- Other

Roof and Roof Structure. Tick any box that applies, for a single phase of the building.

- Hipped
- Half hipped
- Gabled
- Crown post
- Clasped purlin
- Attic
- Common-rafter
- Queen struts (2)
- Raking queen struts
- Trenched purlins
- Roof brace (scissor/sling/other)
- Queen struts (3)
- Curved principal rafters
- Post & rafter truss
- Windbraces curved
- Windbraces straight
- Flatways rafters
- Diminishing principal rafters
- Butt purlins staggered
- Butt purlins in line
- Roof truss other

Framing. Tick any box that applies, for a single phase of the building.

- Aisled
- Close studding
- Wealden
- Close studding with rail
- Decorative panels
- Arch braces (external walls)
- Dropped tie
- Passing braces
- Down braces curved (external)
- Down braces straight (external)
- Large panels
- Small square panels (1m x 1m)
- Panels other
- Dragon ties
- Spandrel Struts
- Joists flat
- Joists on edge (or square)
- Jettying (external)

Type of Cruck (e.g. True cruck, joint or base)

Type of Apex (According to Alcock 1981) [Show Codes](#)

Blade form (e.g. Elbowed, straight, smooth single curve) [Show Codes](#)

Carpentry. Tick any box that applies, for a single phase of the building.

- Stops flat step
- Stops curved step
- Stops lamb's tongue
- Jowled posts
- Scarf splay
- Scarf side halved
- Moulded structural timbers
- Diminished haunch joist joint
- Carpenter's Marks [Show Help](#)
- Joist simple tenon
- Joist other
- Scarf other
- Cranked collar/tiebeam
- Cusping
- Trestle sawn
- Pit sawn

Open Hall Features Moulded dais beam Overshot cross entry Internal jetty

No. of bays (of the hall) Moulded crown post Dais panelling Spire screen (or evidence)

Miscellaneous Features Bread oven Bacon loft Porch Outshot (first build)

Smoke louvres (or evidence) Wall paintings Stair turret Mullion windows (or evidence)

Key Features Lists the main features in Section 3. This searchable field can be completed during entry onto the database.

Chimney end, Stops lamb's tongue with incised lines, jowled posts, small square panels, down braces straight, half hipped, roof?

This is an optional extra sheet, primarily for brick buildings and may be completed as an addition to the main Section 3.

6. BRICK, STONE & WEATHERBOARD FEATURES & PERIOD GUIDE.

Building Plan. Tick all boxes relevant to the first build.

No. 0 + piles No. 0 + units No. 0 + wings +Outshot +Lean to H-plan

No. 0 + storeys Semi-detached Terraced Attached Cellar

ENTRANCE: End Lobby Hearth room Side Other

STAIRS: In Hall Behind Chimney Between rooms Other

CHIMNEY: Central Front Rear Single end Two end Other central to L plan

HEARTHS (on Grd floor): No. 0 + Brick arch Diagonal Inglenook

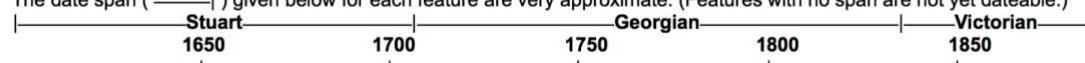
Masonry Tick any box that applies, for any phase of the building.

BRICKS: Height(cm) Width(cm) Length(cm)

BRICK BOND: English Flemish Flemish Garden wall Header
Random Rat Trap Cavity Wall Other

WALL COVERING: Cob Flint Galletting Lath & Plaster Wood
Mathematical tile Rendering Tilehung Tuck-Pointed

The date span (—|—) given below for each feature are very approximate. (Features with no span are not yet dateable.)



Roof and Roof Structure. Tick any box that applies, for a single phase of the building.

Dutch Gable —| Mansard M-shape Transverse ridge —|

Jacobean Gable Truncated pyramid (valley open) Truncated pyramid (central valley covered) —|

Gambrel Double span Cranked inner principals —|

Side-purlins no collar Butted vertical purlins No purlins —|

Queen strut nailed Ridge Board —|

Queen strut pegged Joist-Tied Butt Rafters Level Assembly Yoke —|

Pitch of roof >50° —|

Façade Features. & Windows Tick any box that applies, for a single phase of the building.

FAÇADE: Modillions —| Parapet —|

Dentils —| Gables on the facade —| Blind arches —|

Porch of 2 storeys —| String course Cornice decorated (other than Modillions/Dentils) —|

Cut/Moulded Brick —| Cottage Ornee style —|

WINDOWS:

Mullion & Transom —| Arched —| Dorner Mullion Gothic —|

Bay or Bow —| + number of storeys (either case) 0 + —|

SASH: Fixed Horizontal sliding With margin lights Triple —|

Set Flush —| Set back 10cm —| Venetian —| Set back/box concealed —|

Wide (square or wider than it is high) —|

Carpentry. Tick any box that applies, for a single phase of the building.

STOPs: Broach Pumpkin Roll Other —|

Chamfer Double Chamfer Beaded Moulded beam —|

Notes and References published articles, documentary evidence, information used in building interpretation.

Roberts 2003 p234

Search for other Building(s) - Add a Building - Logout

6. Historical Description

1. Setting

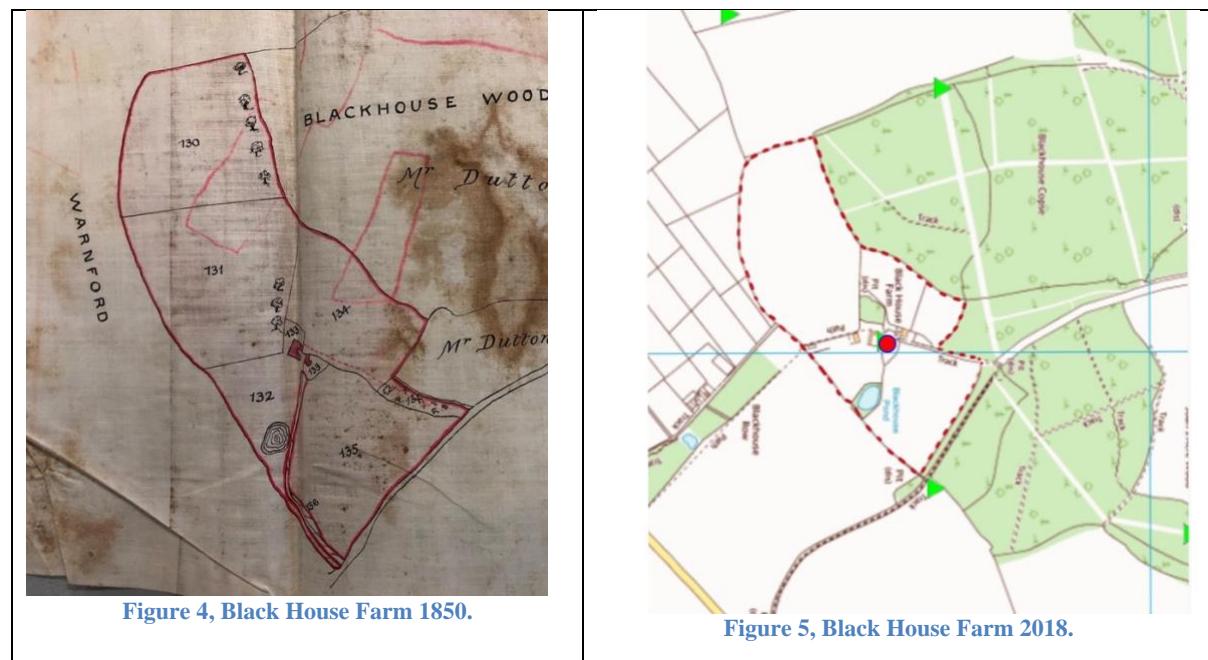
The Bishopric of Winchester and other monastic institutions dominated land ownership in Hampshire, however, in the 15th and 16th centuries this began to change, when land holdings were broken up by the Dissolution of the monasteries initiated by Henry VIII which put previously ecclesiastically owned large estates into secular ownership, often accompanied by the rebuilding of farmhouses and major farm buildings.

The farm, farm buildings and their attendant yards, orchards and gardens form the farmstead which historically were usually located near to a road and ranged in size from $\frac{1}{2}$ acre up to 4 $\frac{1}{4}$ acres in addition to, between one and four enclosures of land.

2. The farmstead

Records indicate that Black House Farmstead appears typical for its age and size in Hampshire. In its extant form, Black House Farm appears to be essentially a little changed farmstead since its origin in the early 17c, being of the 'loose courtyard' type.

Typically, farmsteads of this date and size often comprised (in addition to the farmhouse) a barn, stable, piggery, poultry house, pond, yard and orchard, loosely arranged around a yard which provided shelter and an area for the feeding of animals. However, until the mid 18c most farmsteads of this size contained no more buildings than the farmhouse and a barn. Most of these elements are still present at Black House Farm.



It is likely that Black House Farm followed other smaller farmsteads in the change of the usual corn and sheep farming to that of arable in the 18th C.

During the mid 19c most farmsteads of Hampshire were changing over to dairy farming to meet the demands of the rapidly increasing markets at Southampton and Portsmouth using the newly built railways.

Later, during the inter-war period and again in the 1950s and 1960s urban expansion continued and some farmsteads were lost to the overspill from the towns like Andover and Basingstoke.

The general enlargement of farm units across the whole county and the increase in mechanisation led to widespread redundancy of historic farm buildings for agricultural use, when many farm buildings were converted into residential use or fell into dereliction leading to, in many cases the complete disassociation of farmsteads from agriculture.

3. The Farm House



Figure 6, Black House Farm House.

Research by the DBRG, historical records and architectural styling would suggest that the farm house dates from the early C17th. It appears to have initially been built as a single range of 2 bays in small panel framing. Later a cross wing of one bay plus outshot was added.

The lower parts of the timber frame have at some time decayed and been replaced with brick in the cross wing and underbuilt or encased in brick and flint in the main range.

4. The outshot and loft

Out-shots exist in many vernacular buildings and although many buildings of this age incorporated out-shots from the start many were later additions. Evidence for a contemporary outshot, would exist primarily in the sole plates which have unfortunately been lost in this building. Other evidence of a contemporary outshot may exist in the roof design and make up.

The purpose of out-shots varies enormously but are invariably connected with ancillary or domestic functions, but their use will have changed depending upon the era and needs at the time.

Most of the lower timbers and panel infill in the walls of the outshot at Black House Farm has historically been replaced by brick when found to be decayed. However, there is clear evidence that changes have been made in this brickwork, in the form of a bricked-up doorway in the West Elevation that appears to have been provided for convenient access to the dairy from the outshot and a bricked-up window in the south elevation looking over what would have historically been the yard where cows waited to be milked or used for welfare operations.

Construction.

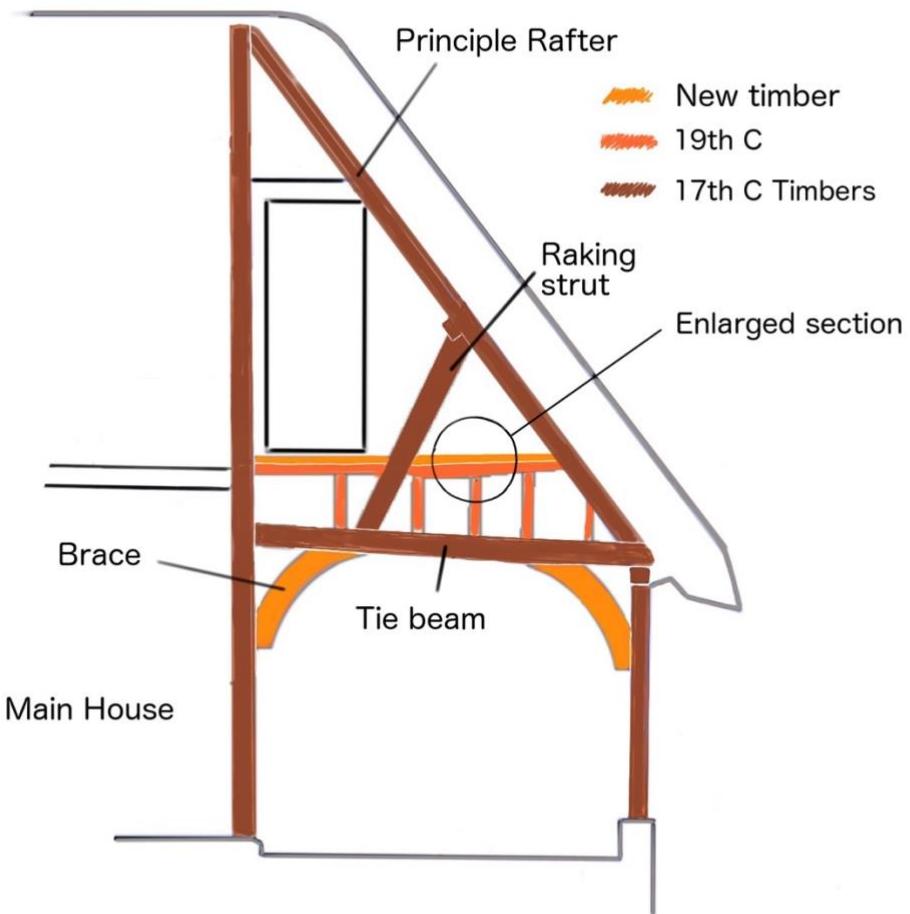


Figure 7, Outshot section

The outshot formed of three walls projects from the west elevation of the west wing. At the head of the outer wall there is a wall plate whereupon the common rafters sit. These rafters rise up to the gable end wall of the main house and form the base for the roof covering. There are typically three tie beams, one located in both end walls and one centrally placed in the outshot. Their function it is to resist the outward spread of the wall plate at eaves height. (See Figure 8 and Figure 8)

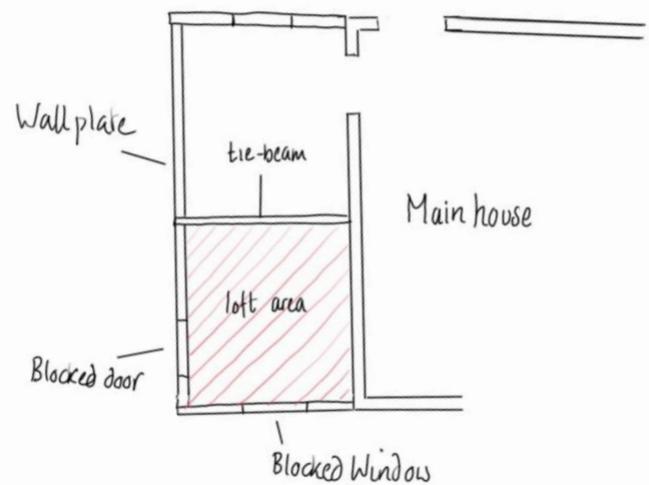


Figure 8, Outshot Plan.

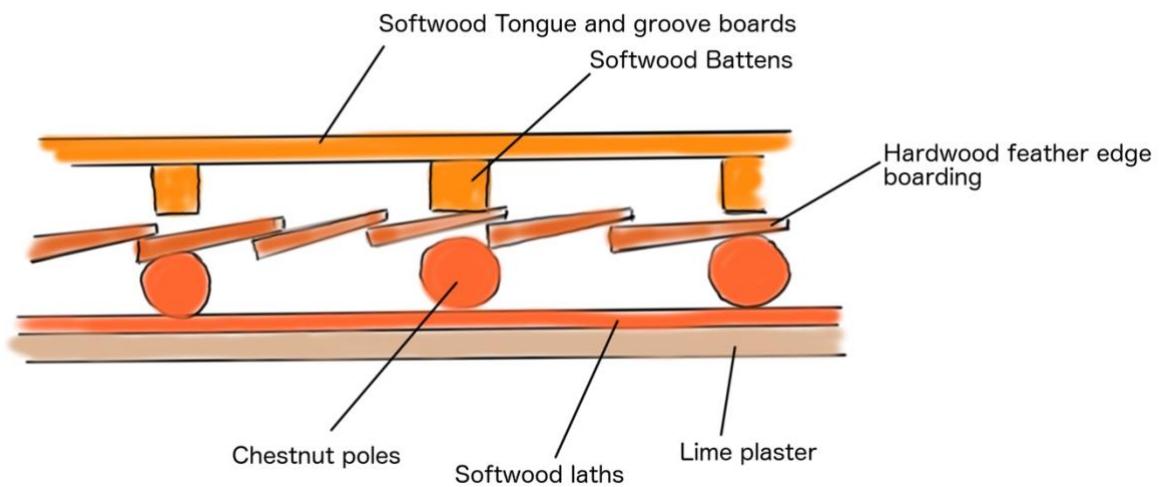


Figure 9, Enlarged section of floor make-up.

1, The main joists are Chestnut poles which have been incorporated into low status buildings, outbuildings or out-shots, such as this for many centuries. However, as the bark loosens with age and they still have very firmly connected bark, it would suggest that they are not very old.



Figure 10, Chestnut Poles.

2, The laths are of softwood which became the norm in the 19c

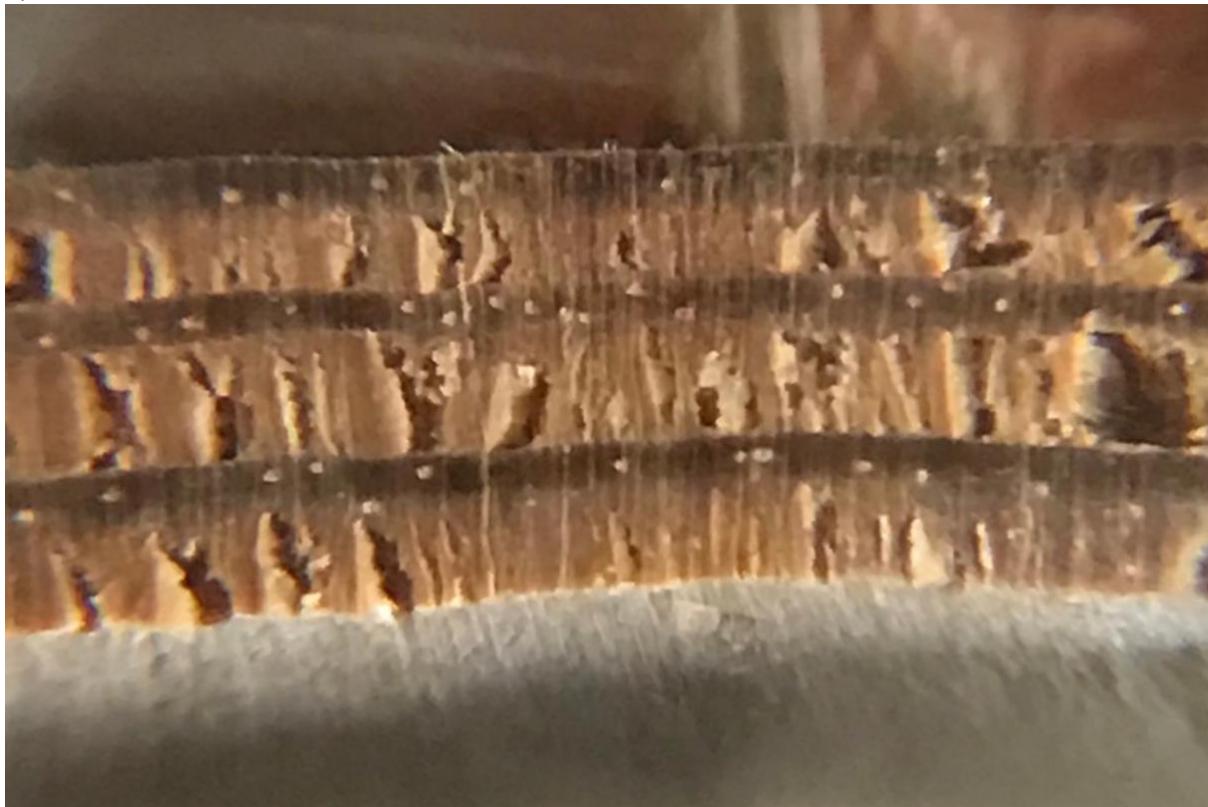


Figure 11, Softwood laths (end grain).

- 3, The door to the loft appears of 19c origin, but that could have come from anywhere and been done at any time.
- 4, The poles have been overlaid with weatherboarding. (Probably oak).
- 5, The weatherboarding has been floored over in very recent years with modern softwood.
- 6, The soffit of the chestnut poles has been lathed with softwood laths and lime plastered.

5. Conclusion

Although the outshot may have had many uses connected with both the farm house and or farm processes throughout its history.

Given the proximity of the outshot to the milking parlour and dairy, its most likely the purpose since the farm converted to dairy farming was almost certainly connected with dairy produce. One possible use may have been for the ripening of cheese prior to storage in the cellar.

The age of the materials that form the fabric of the loft appears to be 19c and later. a function of cheese ripening would be consistent with later diversification of dairy farming after the establishment of this farming type in the late 18c or early 19c.

6. Quality Assurance

Site name: Black House Farm (Outshot and Outshot loft)

Type of report: Historic Significance Assessment

Prepared by: Roland Locke MSc

IHBC (Associate Member)

Member of Carpenters Fellowship

Member of Domestic Building Research Group (DBRG)

Member of Wealden Buildings Study Group(WBSG)

Member of Society for the Protection of Ancient Buildings (SPAB)

Signed

Date 10th May 2018

Yours Faithfully

Roland Locke MSc