



**Historic Significance assessment;**

The loft in the lean-to in the West wing

of

Black House Farm  
Hinton Ampner  
Hampshire  
SO24 0LF

Prepared by

Roland Locke MSc

10<sup>th</sup> 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

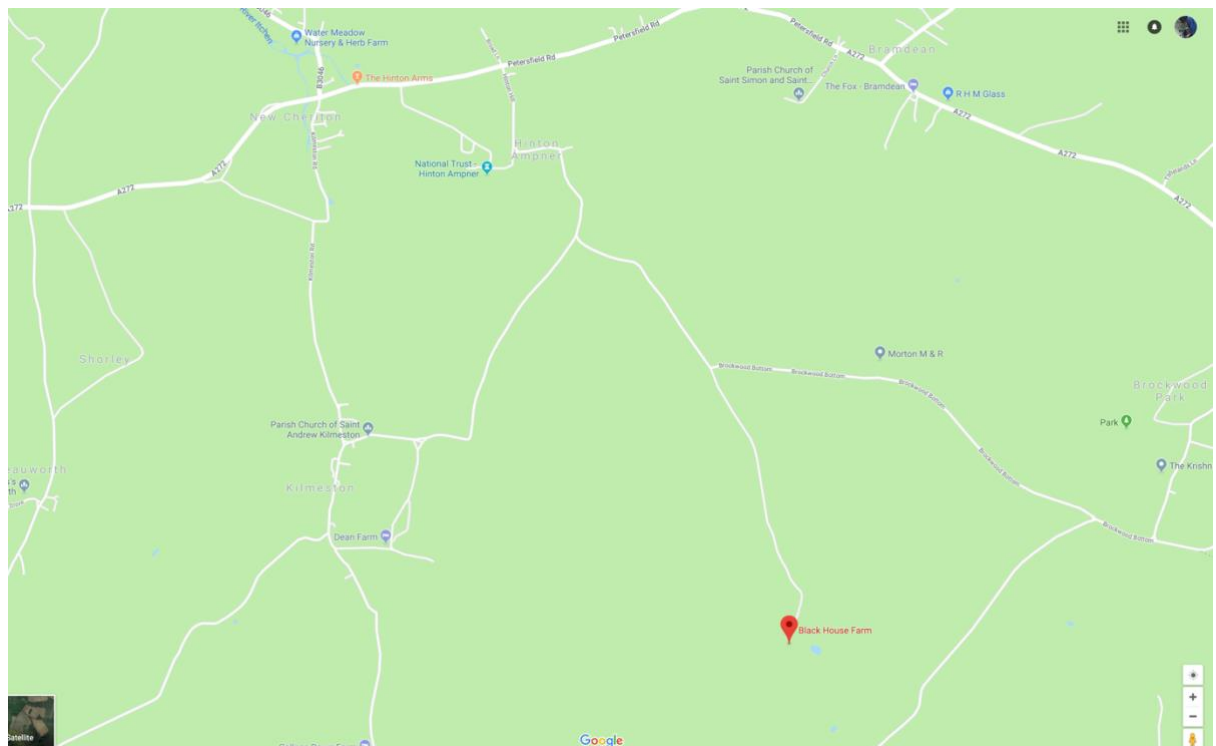


Figure 1. Map of Hinton Ampner, showing Black House Farm. Google 2018



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

**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 1/2 bay smoke-bay house with a fine later Georgian façade.

**Best Features** Optional. Up to 12 words.

Photograph  
Currently  
Unavailable

### 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)

"Early Medieval" before 1400

"Medieval" 1400 - 1499

"Tudor" 1500 - 1559

"Elizabethan" 1560 - 1599

"Jacobean" 1600 - 1639

"Stuart" 1640 - 1700

Later after 1700

**Best Construction Year Estimate**

(for sequencing analysis and report ordering)

**Based on date type code** (select from below)

Sty = Stylistic estimate

Gra = Graffito

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**

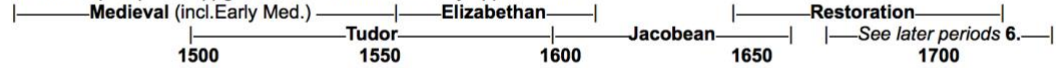
- Central Chimney  Smoke Bay  
 End Chimney  Smoke Hood  
 Lateral Chimney  ½ Floored Hall

**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   Deactivate  
 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)  Trenched purlins  
 Roof brace  (scissor/sling/other)  Raking queen struts  
 Post & rafter truss  Queen struts (3)  Curved principal rafters  
 Crown strut  Windbraces curved  Windbraces straight  
 Pegged Rafters  Diminishing principal rafters  Butt purlins staggered  
 Flatways rafters  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)  
 Dragon ties  Spandrel Struts  Panels other  
 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  Stops run out (see also later type stops 6.)  
 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  Spere 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.  piles No.  units No.  wings  +Outshot  +Lean to  H-plan

No.  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

HEARTH (on Grd floor): No.   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  Galleting  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°

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

FAÇADE:  Modillions  Parapet  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  Dormer  Mullion  Gothic  
 Bay or  Bow + number of storeys (either case)

SASH:  Fixed  Horizontal sliding  With margin lights  Triple  Venetian  
 Set Flush  Set back 10cm  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.

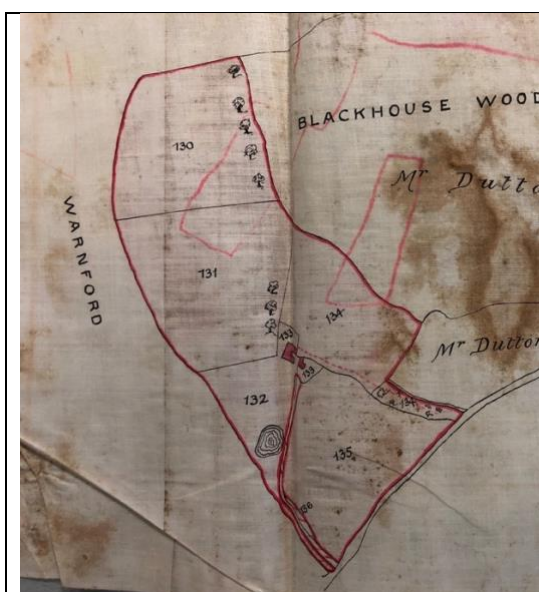


Figure 4, Black House Farm 1850.

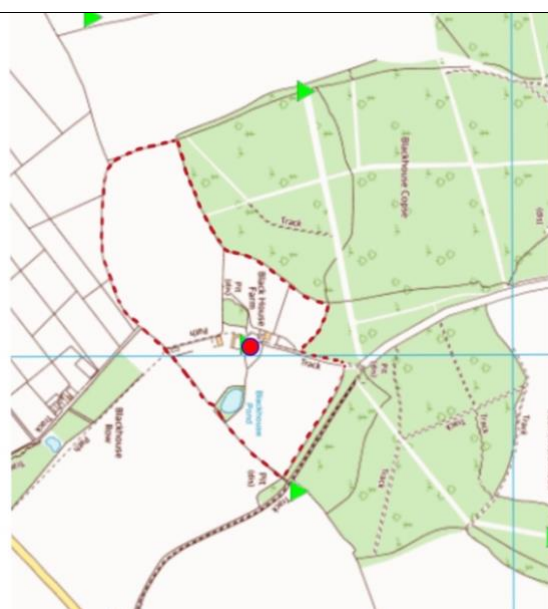


Figure 5, Black House Farm 2018.

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 18<sup>th</sup> 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.

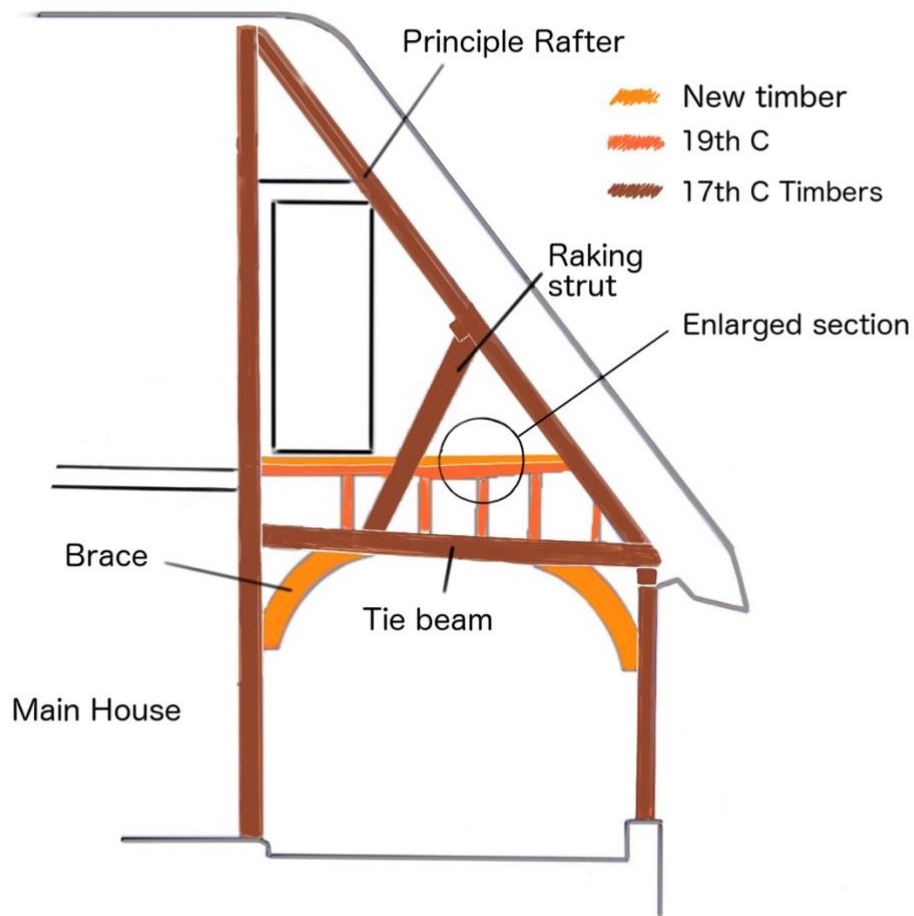


Figure 7, Outshot section

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)

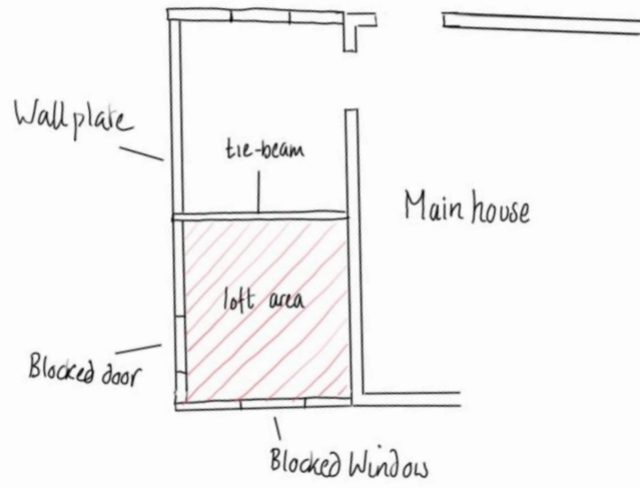


Figure 8, Outshot Plan.

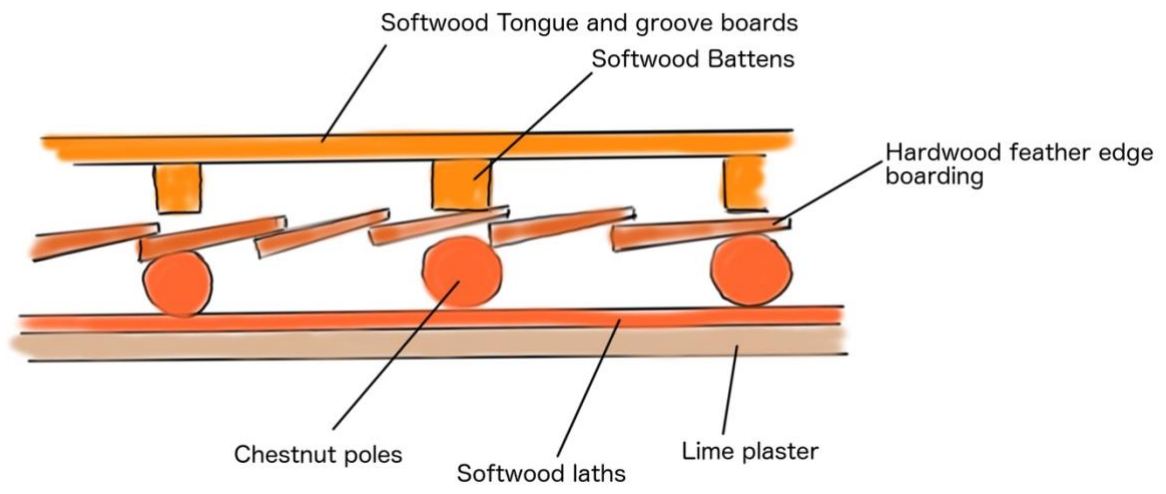


Figure 9, Enlarged section of floor make-up.

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

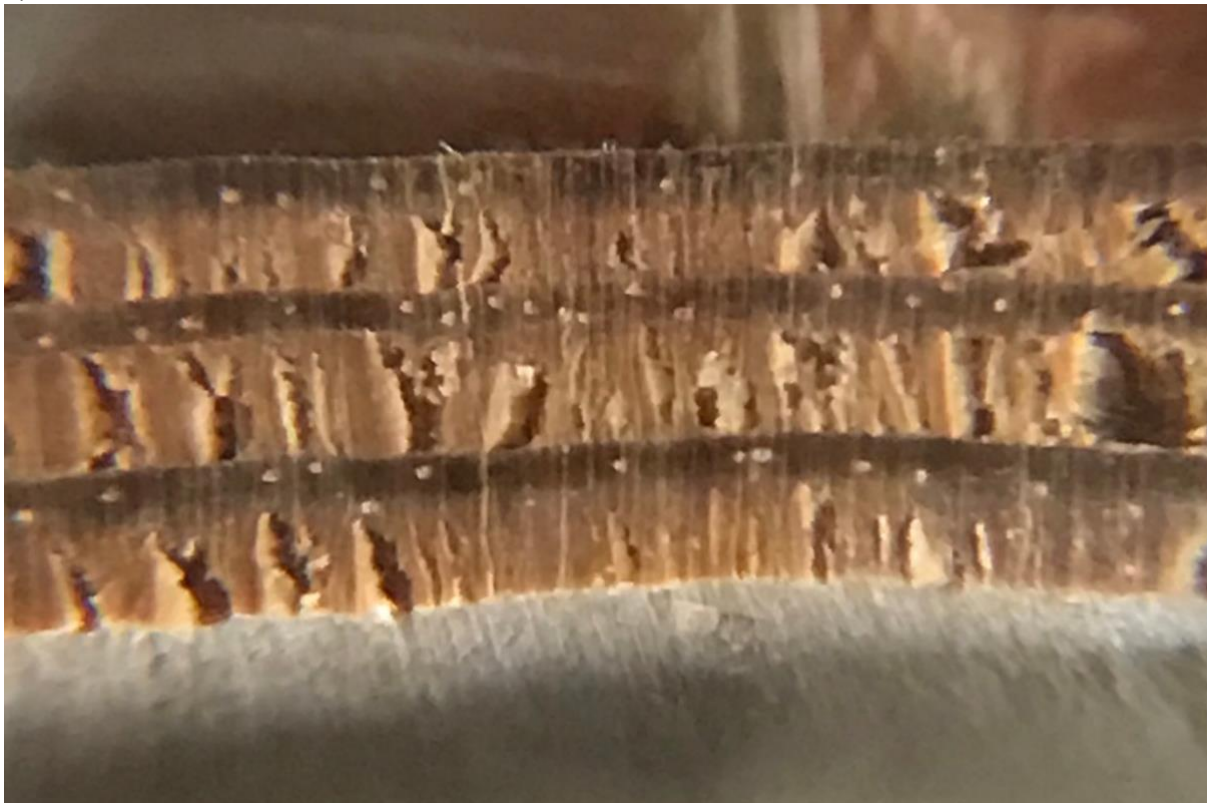


Figure 11, Softwood laths (end grain).



- 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 10<sup>th</sup> May 2018**

Yours Faithfully

Roland Locke MSc