

**LISTED BUILDING
HERITAGE STATEMENT
FOR INTERNAL REFURBISHMENT
EXTERNAL REPAIRS**

At:

**The Lodge,
Hinton Ampner,
SO24 0NH**



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Appendices: The following separate documents are included on the electronic application via the planning portal:

Existing Floor Plan – General Arrangement

Proposed Floor Plan – General Arrangement

Existing Elevations

Proposed Elevations

Location plan @1:1,250

Site plan @1:500

The National Trust Vernacular Building Survey May 2000

Ecological Consultancy Services Phase 1 Bat Surveys Hinton Portfolio (please refer section 4.5, pages 25 – 28 for this property)

1.0 INTRODUCTION

- 1.1 Carter Jonas LLP are acting for The National Trust who are the owners of The Lodge.
- 1.2 The proposed internal refurbishment scheme has been identified as required as the building has had no significant works for circa 50 years. The tenant, who has lived in the property her whole life, is over 90 years old and requires facilities to suit her changing needs.
- 1.3 Carter Jonas LLP have extensive experience in conservation, repair and sensitive alterations and adaptations to historic buildings and are currently undertaking several similar conservation and restoration schemes on the National Trust let estate. The National Trust are custodians of many listed properties and have strict guidelines on the use of materials and preservation of original fabric.

2.0 HISTORICAL CONTEXT

2.1 Listing

The building does not have a listing. The building is within the grounds of Grade II listed Hinton Ampner House. Further to exchange of emails with Stephen Appleby of Winchester City Council (email cut and pasted into pre-application advice section within electronic planning portal application), Mr Appleby confirmed the property should be considered as curtilage listed and hence the application for Listed Building Consent.

2.2 Setting

The building is situated adjacent to the gates to Hinton Ampner House, on the south side of the A272. It is a standalone property, surrounded by the grounds of Hinton Ampner House and farmland. The nearest settlements are the villages of New Cheriton approximately 400m to the west and Hinton Ampner, approximately 500m to the east. It lies within the South Downs National Park. It is not within a conservation area or area of outstanding natural beauty.

The front elevation, containing the front door faces west (Note; not south as indicated in the vernacular building survey)

2.3 Construction:

The building is believed to have been constructed between 1896 and 1909. The bathroom extension was added in the 1950's.

The building is two story. First floor windows are within inset dormers. The bathroom is within a single storey extension. There is an attached timber shed.

There are two brick chimneys, with tile hanging to the lower portions. The south stack has clay pots. The north stack appears to be capped. The main roof is gabled with plain and fish scale clay tile covering. The bathroom extension and brick front porch have lean-to roofs with plain clay tile coverings. Drainage is via perimeter cast iron gutters and downpipes. Walls are solid brick (cavity to bathroom) with dentil to all eaves and gables. Inset dormers have tiled roofs, cheeks, and gable ends. The bathroom window is a timber casement. Remaining windows are iron casements with glazing bars forming diamond shaped panes, withing timber frames. External doors are painted timber.

Accommodation comprises kitchen, bathroom and two reception rooms on the ground floor, and three bedrooms on the 1st floor.

2.4 Use:

It is anticipated that the property has been in use as a domestic residence since it was built, probably originally for staff associated with Hinton Ampner House, but for several decades now unconnected to the house as part of the National Trusts let estate.

3.0 SUMMARY OF CONDITION OF THE BUILDING

- 3.1 A backlog of maintenance items has been identified.
- 3.2 Both chimneys have disturbed masonry at high level. The north chimney has changed in this regard recently, with damage being caused by a storm.
- 3.3 The internal finishes, and non-historic fixtures and fittings, kitchen units and sanitary ware are dated. The services are dated and inefficient relative to modern equivalents. All require refurbishment and updating. The elderly tenant is finding using the bath difficult and this will be replaced with a shower with level access.
- 3.4 The building falls short of many current Building Regulations. Whilst retrospective compliance is not required and it would be impossible to comply with all current standards, the refurbishment element of the works does give the opportunity to improve the current situation with regards to installing secondary glazing and fire detection and warning without harming the historic fabric of the building.

4.0 PROPOSED ALTERATION, REPAIR AND REFURBISHMENT WORKS

4.1 The proposed refurbishment scheme is to involve the following works:

Internal:

- Strip out and renew the existing 1950's/60's kitchen and range with new units, sink and worktop.
- Strip out and renew sanitary ware. New will include a shower with level access replacing the current bath.
- Aluminium horizontal sliding secondary glazing.
- Re-decoration of all previously painted and papered surfaces, including renewal of lining papers where necessary and removal of gloss paint on walls and ceilings.
- Plaster repairs where existing is damaged or defective in lath and lime plaster, including provisionally either renewal or over boarding of the dining room ceiling.
- Minor alterations to drainage and hot and cold supplies to connect to new outlets. New below ground drain for the shower.
- Complete re-wire.
- New carpet and vinyl floor finishes.

External

- Minor overhaul of roof, replacing individual tiles where broken to match existing (estimate 5 – 10 number).
- Repairs to both chimneys.
- Pointing, including pointing chimneys, cracks, and small isolated areas all with lime mortar.
- Inserting Helibars (Helibeams) above 2 ground floor south elevation windows.
- Minor window and door pre-decoration repairs.
- Overhaul rainwater goods.
- Decoration.

5.0 A CRITIQUE OF THE PROPOSED REFURBISHMENT SCHEME

- 5.1 The overall objective of the proposed scheme is to refurbish the property to a good standard to appeal residential tenants to ensure a rental income to support this initial capital and ongoing investment to maintain, repair and conserve the historic fabric. This would ensure the continued economical use of the building in the medium to long term. The second objective is to make the bathroom accessible for the elderly (90-year-old) tenant.

Internal:

- 5.2 The existing kitchen units, range and sanitary ware are circa 1960's and of no historic interest. They are dated and will be replaced as part of a general refurbishment. The layouts will remain broadly the same with drainage locations unaltered, apart from the shower – see 5.3.
- 5.3 The existing bath will be replaced with a wet room shower tray with screen for the benefit of the 90-year-old tenant. A 1600mm x 900mm Wet Room Floor Former Tray will be recessed into the concrete floor. This will involve: Breaking out screed to approximately 30mm depth to size of tray. Breaking out slab for drain and trap (typically 100mm diameter plus room to solvent weld waste pipe to 100mm depth). Hand dig and mole excavate to connect to external drain. Note, this work is within the 1950's extension and not the original building.
- 5.4 The existing electrical services will be renewed complete including provision for additional socket outlets. Wiring will be routed sympathetically using existing voids and routes (existing wiring is recessed) and where this is not possible, or where additional sockets are provided, this will be surface mounted. No down lighters will be used, and lighting will be surface mounted spotlights in the kitchen and pendants (bulkhead in bathroom) as existing elsewhere.
- 5.5 Sliding aluminium secondary glazing will be installed to improve the thermal comfort of occupants and energy efficiency of the building whilst preserving the existing windows and fabric unaltered. This is a common method of upgrading thermal performance of windows in listed buildings approved by conservation bodies that is reversible. Secondary glazing mullions will align with window mullions. Sections of the secondary glazing and installation details are available at: <https://www.selectaglaze.co.uk/products/series10-slimline-horizontal-sliding>.

External:

- 5.6 Both chimneys have clearly visible dislodged loose masonry at high level, which is a potential health and safety hazard. The exact extent of the works will be assessed when a scaffold is available. The anticipated worst-case scenario is to re-bed the tile creasing and rebuild the chimney above (2 to 3 courses), with new flaunching. Existing bricks will be reused where possible, cleaned off and turned if necessary. In the unlikely event replacements are required, matching samples will be submitted for approval. Both chimneys require pointing. See 5.9 for proposed mortar mix.
- 5.7 The two south elevation ground floor windows have cracking of brickwork and slight dropping of the brick arches above. These will be reinforced with hellibeams. See <https://www.helifix.co.uk/products/remedial-products/the-helibeam-system/> for details and the installation method. A chase will be cut with hand tools and where necessary, drill bits and joint routers (no grinders). After installation of resin fixed stainless steel helical bars, the chase will be pointed back in lime mortar as 5.8.

General Repairs

- 5.8 The remaining works are considered repairs on a like for like basis. All the work is to be undertaken by experienced contractors with relevant experience of listed and historic buildings. Traditional materials and

methods will be used in accordance with recognised conservation bodies e.g., SPAB, English Heritage or trade bodies e.g. The Lead Sheet Association. Repair materials and methods are as follows:

- Hydraulic lime mix for external pointing typically NHL 3.5 to 3 parts well graded sharp sand. NHL 5 to in lieu of 3.5 to flaunching. It is anticipated pointing will be: Up to 100% of both chimneys; Isolated small lengths, individual perpend, and cracks generally; Between window frames and brick reveals where existing has failed; after installation of Helibeam – see 5.7.
- Minimum internal plaster repairs where necessary e.g., where water damaged, Non-Hydraulic lime mix typically 1-part mature lime putty: 3 parts well graded sharp sand with goat or horsehair scratch and floating coats, 1-part mature lime putty: 2 parts sieved silver sand setting coat. Lathes are unlikely to need replacement but where required will be renewed to match existing (typically riven oak or chestnut). The dining room ceiling may require complete renewal. An alternative would be to overboard the existing ceiling with gypsum plasterboard, retaining the original.
- Decoration internally, to include remove lining papers where loose / defective and removal of gloss paint from walls and ceilings. New lining papers and paints will be breathable comprising Wallrock Fibreliner lining paper, Zinsser Grade 1 paint to bathrooms and kitchens and Earthborn Claypaint to all other rooms. Modern water-based eggshell/vinyl paints will be used on internal and external joinery. External decoration comprises joinery and metalwork only.
- General repair of doors and windows prior to decoration including joinery resin repairs (timber care) for small areas and splice repairs for larger repairs if required. Renewal of failed putties with linseed oil putty. Joinery appears to be in fair condition, and it is anticipated that these repairs will be minimal.
- Minor roof overhaul, replacing missing or substantially broken tiles with handmade plain clay tiles to match existing estimate total 5 number.

- 5.9 New equivalent matching materials will be used in preference to salvage to avoid promoting architectural theft, as recommended by SPAB.

6.0 PLANNING

- 6.1 The proposed external alterations are repairs on a like for like basis and will not alter the external appearance of the building. Therefore, a planning application has not been submitted.

7.0 ECOLOGY

- 7.1 A Chartered Ecologist has been employed: Colleen Hope CEcol, MCIEEM, of Ecological Consultancy Services Ltd (ECS)
- 7.2 A phase 1 bat survey has been undertaken and is attached to the electronic application.

8.0 HERITAGE

8.1 Evidential Value:

None of the historical fabric is being altered or concealed and therefore the work will not affect evidential value. The attached vernacular building survey provides a good record of the property prior to the proposed works.

8.2 Communal Value:

The communal value will be retained, by repairing and modernising the building to allow it to continue to be as a domestic dwelling.

8.3 Aesthetic Value:

The appearance of the building will be unaltered internally or externally and the sense of history and visible historic features unaffected in our opinion.

8.4 Historical Value:

The renewal of the non-historic 20th century kitchen, sanitary ware, services, and floor coverings does not affect the Historical value of the building and is part of the evolution of the building. No historic fabric will be lost, except for one ceiling (To be confirmed), that would be renewed in lath and plaster or over boarded.

9.0 DESIGN AND ACCESS STATEMENT

9.1 Design

The design does not alter the appearance of the building. The works are repairs on a like for like basis.

9.2 Access

The current access into the building and to/from the building is unaltered.

10.0 SUMMARY

- 10.1 The proposed scheme preserves and retains existing appearance, layout, historic features, and fabric with the minimum of intervention while providing new sanitary ware, kitchen, and services to create an attractive space for the needs of the 21st Century residential tenant. The scheme completes repairs to life expired elements and completes cyclical maintenance such as decoration.
- 10.2 The work is repair on a like for like basis.
- 10.3 Repairs to loose masonry upon chimneys is essential health and safety work.
- 10.4 Replacement of the bath with a shower with level access is necessary for the needs of the elderly tenant.