APRIL 2021

DESIGN AND ACCESS STATEMENT

HALL PLACE, BENTWORTH

adam knibb architects

MRS L. BELLM

1.0 EXECUTIVE SUMMARY

Adam Knibb Architects are overseeing the ongoing restoration, maintenance and conservation works at Hall Place in Bentworth, Alton.

Hall Place is located within the Bentworth conservation area and is a Grade II* listed building dating back to C14 with late C19 attachments. The existing oil boiler has broken beyond repair and the client is seeking planning permission and listed building consent for a replacement.

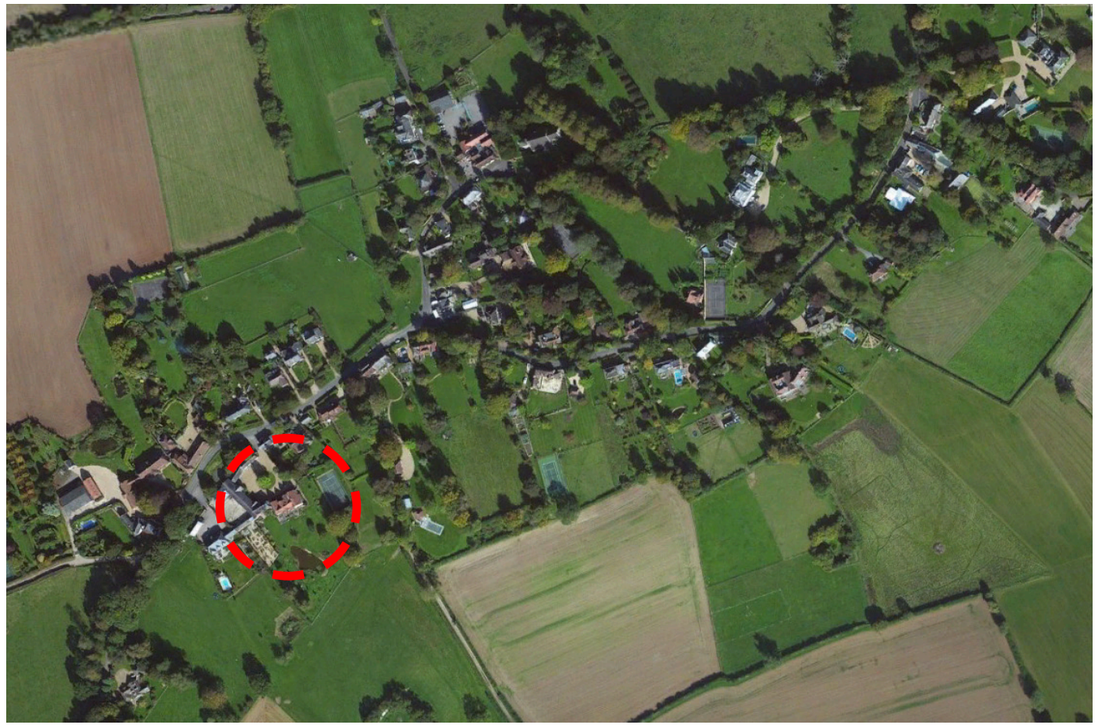
Following the advice of EHDC Conservation officer Richard Whittington, the following report aims to support a listed building consent application for the replacement of the existing internal boiler with a new external oil boiler. This was deemed to be the most sensitive solution for a replacement, following a collaborative site visit between the conservation officer, client and architect. This is explained in further detail within this report.

Our anticipated outcome is to replace the client's boiler, which provides essential heating and ensures the building is able to be occupied comfortably as it current use (a residential home), whilst also protecting the historic fabric of Hall Place by minimising damage and alterations to the structure.

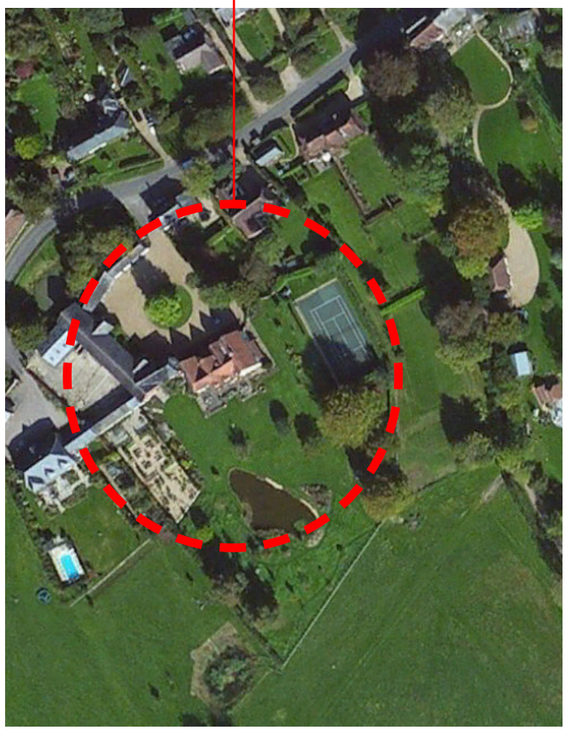
2.0 SITE DESCRIPTION

The site is located on Holt End Lane in Bentworth, Alton. Situated on the south side of the road, the site sits on a north-west, south-east axis. Both the Chapel and Main House are steeped in history dating back to the 14th century, consequently making Hall Place a place of local and national importance. The building is Grade II* listed.

Site Proximity

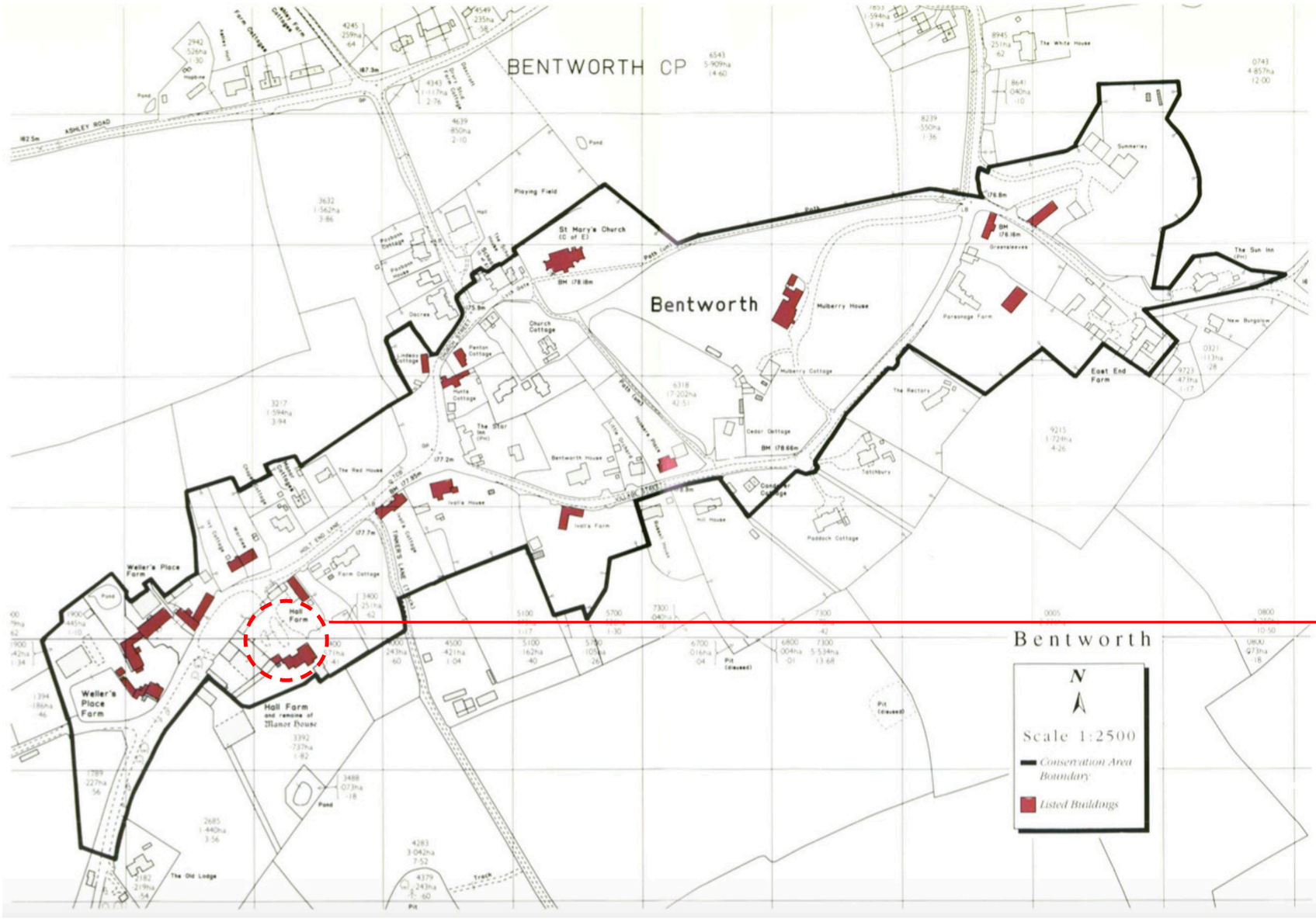


Site Surrounding



Immediate Site

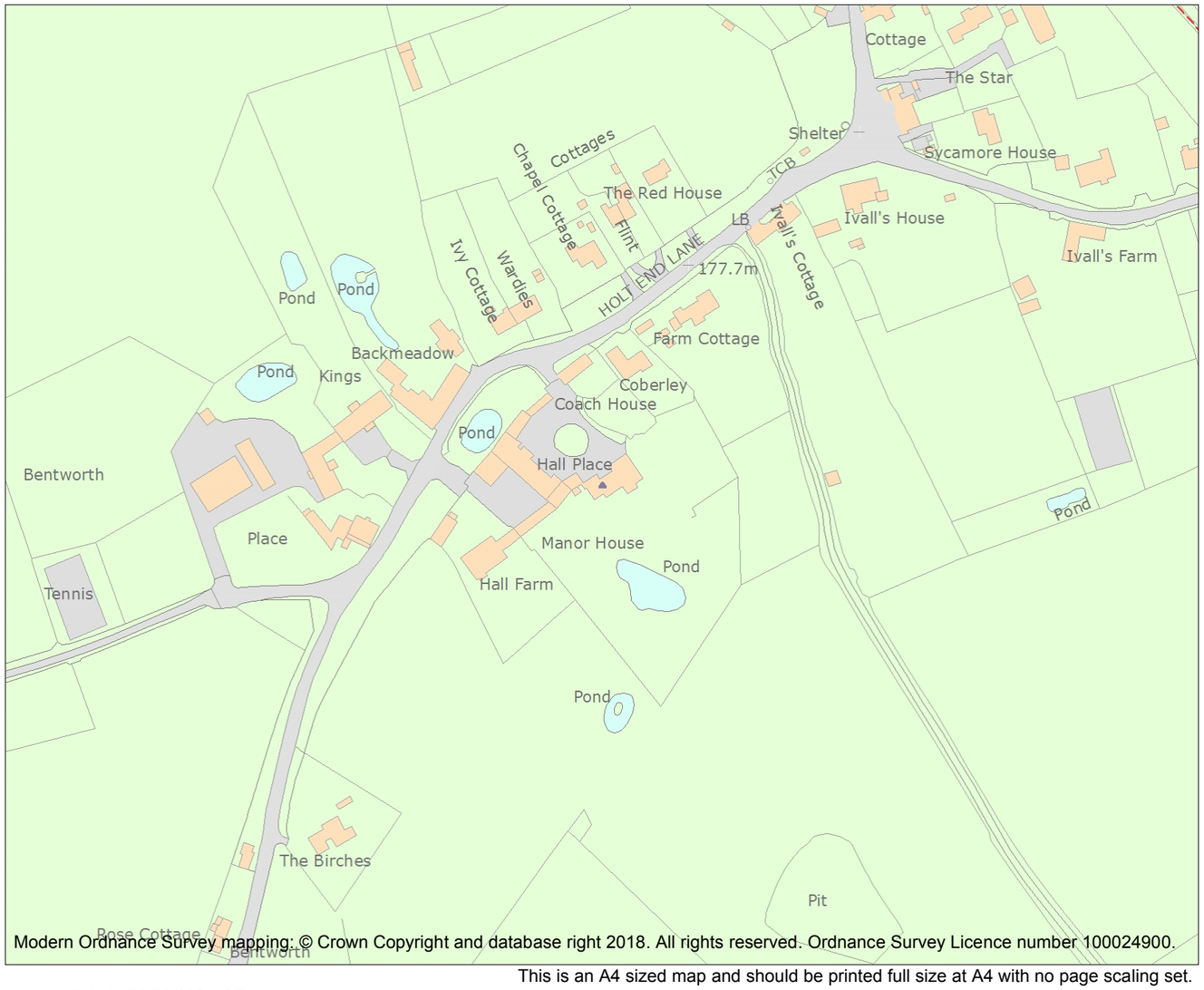
2.1 CONSERVATION AREA



Hall Place is situated inside the Bentworth conservation area.

Grade Listing: Grade II*
List Entry No: 1094156

2.2 LISTED BUILDING INFORMATION



This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: HALL FARMHOUSE

Heritage Category:	Listing
List Entry No :	1338928
Grade:	II*

County: Hampshire

District: East Hampshire

Parish: Bentworth

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	SU 66328 39982
Map Scale:	Unknown
Print Date:	12 August 2019

Historic England

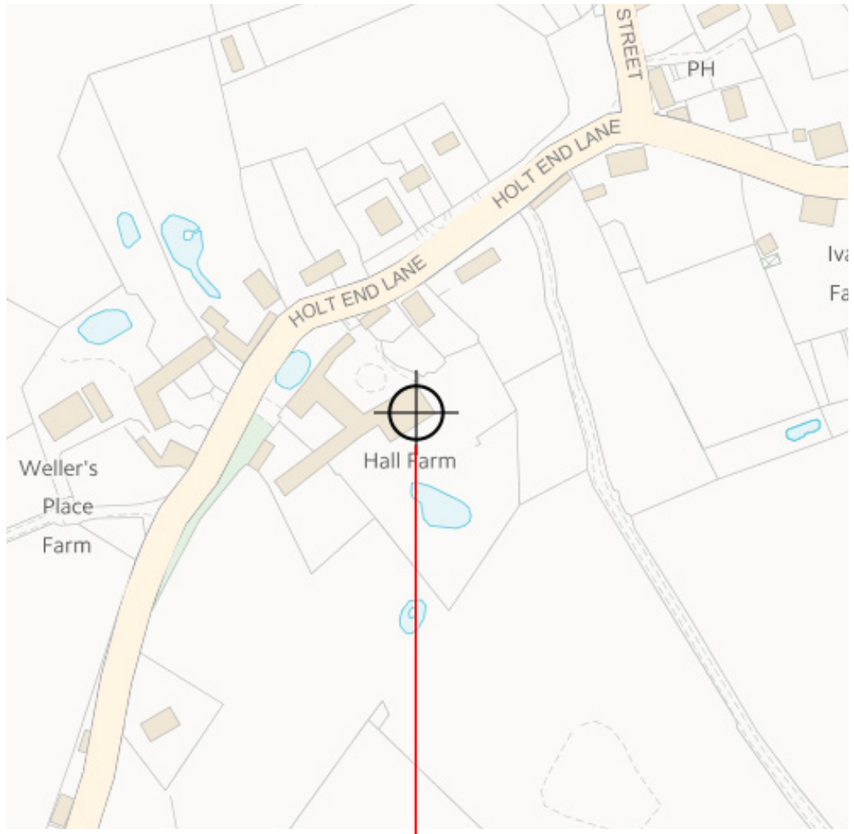
HistoricEngland.org.uk

Historic England List Description

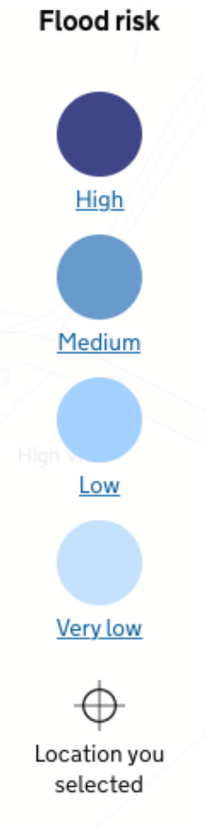
HOUSE. C14, C17 and early C19. Rendered walls and tiled roof. A medieval hall with 2-storeyed cross wings and porch, with modifications of the C`17 and early C19. The front (north-west) has the wide gables of the wings, the narrower gables of the porch (2-storeyed) and a gable now in front of the middle (hall) section; 2 storeys, 2.1.1 above 1.2.1 windows. Roughcast on thick-flint walled structure; 2 small stone windows and the stone frame of a larger (C17) window, some cambered openings. Sashes and casements, the doorway is Gothic stone arch, with a C20 boarded door and narrow side windows, and above it a shield with armorial devices. The rear elevation has exposed flint walls with brick dressings, (to the rear of the hipped roofed west wing and outshot to the former hall), the east wing gable being roughcast with a coupled stone-framed upper light. The west elevation (the side of the west wing) has a stone framed upper window and a massive attached tapered stack. The east elevation has early C19 sashes and a C20 1/2-glazed door within a wide tile roofed open porch. The inner door to the front porch is a medieval stone arch. The building is said to have been constructed by John of Bynteworth, and was used as a manor court.

Description courtesy of: https://historicengland.org.uk/listing/the-list/list-entry/1338928

2.3 FLOOD RISK



River or Sea Flood Risk Map
Environment Agency
= VERY LOW RISK



Surface Water Map
Environment Agency
= VERY LOW RISK

LOW RISK means that each year this area has a chance of flooding of less than 5%. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.

2.4 SITE PHOTOS-OVERALL CONTEXT

North elevation of Hall Place Farmhouse including entrance to property (Hall Place Chapel to the Right)

North West elevation of Hall Place Chapel showing relationship to surrounding buildings

East elevation of Hall Place Main House showing boot room entrance (Existing boiler currently located in Boot Room)

South elevation of Hall Place Main House

2.5 SITE PHOTOS - SPECIFIC CONTEXT

Proposed boiler location (against garden wall of little architectural significance) and concealed from principal elevation view

East elevation of Hall Place main house showing Boot Room entrance (Existing boiler currently located in Boot Room). Pipework to penetrate through wall where existing oil pipe is located

Existing boiler requiring replacement. Existing flue no longer to spec and replacing boiler in this location would increase risk of damage to the historic fabric of Hall Place

3.0 DESCRIPTION OF WORKS

The existing oil boiler at Hall Place is located in the Boot/Utility Room and has broken beyond repair. The existing flue is also no longer to spec, and would require replacement in its current location. Replacing the current boiler in its existing location risks causing intrusive harm to the historic fabric of hall place as the entire flue would need to be taken out and replaced within the chimney structure.

Following a collaborative site visit with EHDC conservation officer Richard Whittington, Client and Adam Knibb Architects it was deemed that replacing the boiler in it current position could potentially cause harm to the building due to new flue requirements. It was determined on site that a more sensitive approach would be to install a new external oil boiler away from the listed building, with insulated pipes running underground back to the building. It was confirmed on site the pipework would penetrate through the wall of the listed building where there is an existing penetration for the oil pipe. This is already concealed by an existing timber box structure attached to the building.

The proposed new boiler itself does not have a flue (just a small side outlet) and has its own insulated housing casing, which negates the need to build additional protective housing around the boiler to protect it from the weather. The new boiler will sit on a 1200mm x 800mm concrete slab around 150mm thick. This will be constructed so the slab finishes level with the lawn. The boiler will be located against a garden wall which was built circa 1960's and has little architectural significance. The location has been chosen due to its relative proximity to the east facade of the house, where the pipework will run into the house, but also to ensure the boiler is concealed from the principal north elevation of Hall Place.

The conservation officer has agreed in principal to the works and has agreed he will support them as the most sensitive solution to replacing the boiler.

Proposed New Boiler Details:
-Model: Grant Vortex Pro External Condensing Boiler 58-70KW
-No flue (Only a small terminal from side of boiler)
-Dimensions: 1240mmH x 587mmW x 1154mmD
-To be sited on 1200x800x150mm concrete slab
-Insulated pipework to be laid underground and has a circumference of approx 300mm
-To connect into building where existing oil pipe penetration is located (hole circa 100/120mm diameter)
-Connection concealed within existing external boxing attached to wall to prevent further scarring of historic fabric

Existing Pipework Housing on East Elevation

Proposed Boiler Location against Existing Garden Wall

3.1 SCOPE OF WORKS (SUPPLIED BY PLUMBER)

Boiler
To supply 58-70 KW Condensing Grant external oil boiler
This will be sited in the position of the slab that has been installed by others
The boiler is a conventional heating only boiler

Oil Filter
To supply oil filter this will be sited next to the boiler and will make sure all oil going to burner is free from tank debris

Fire Valve
To install 90 degree fire valve this will be sited on the oil line and the phial will be sited above the boiler

Insulation
All pipework in the boiler will be insulated

Flue
The boiler flues comes out of the side or the rear of the boiler

Magna Clean
To supply 35/42 Magna Clean this will be sited in the little loft in the cloak room

Copper
35/42 copper and pipe will be supplied and all Munson rings and fittings needed to carry out above works

Controls
To re-use the motorised valve
To re-use the pump
Both these items will be moved so they can be serviced through the loft hatch

External Pipe
To supply external insulted under ground pipe this will be supplied with all adaptors and all brassiere needed to carry out the works
The pipe will be layed in trench by builder

Oil Line
To supply plastic coated 10mm oil line this will be connected where it goes in to original boiler and re-routed to new boiler position

Condense Line
To run to soak away being installed by builder

Frost Stat
This is fitted to the boiler

Inhibitor
After all works the system will be filled with 5 litres of Fernox inhibitor

Armoured Cable
To supply 5 core cable to run from the controls in the house to the new boiler position

Electrician
To supply IEE Registered electrician to wire up boiler and test all controls and valves

4.0 SITE PLAN (NOT TO SCALE)

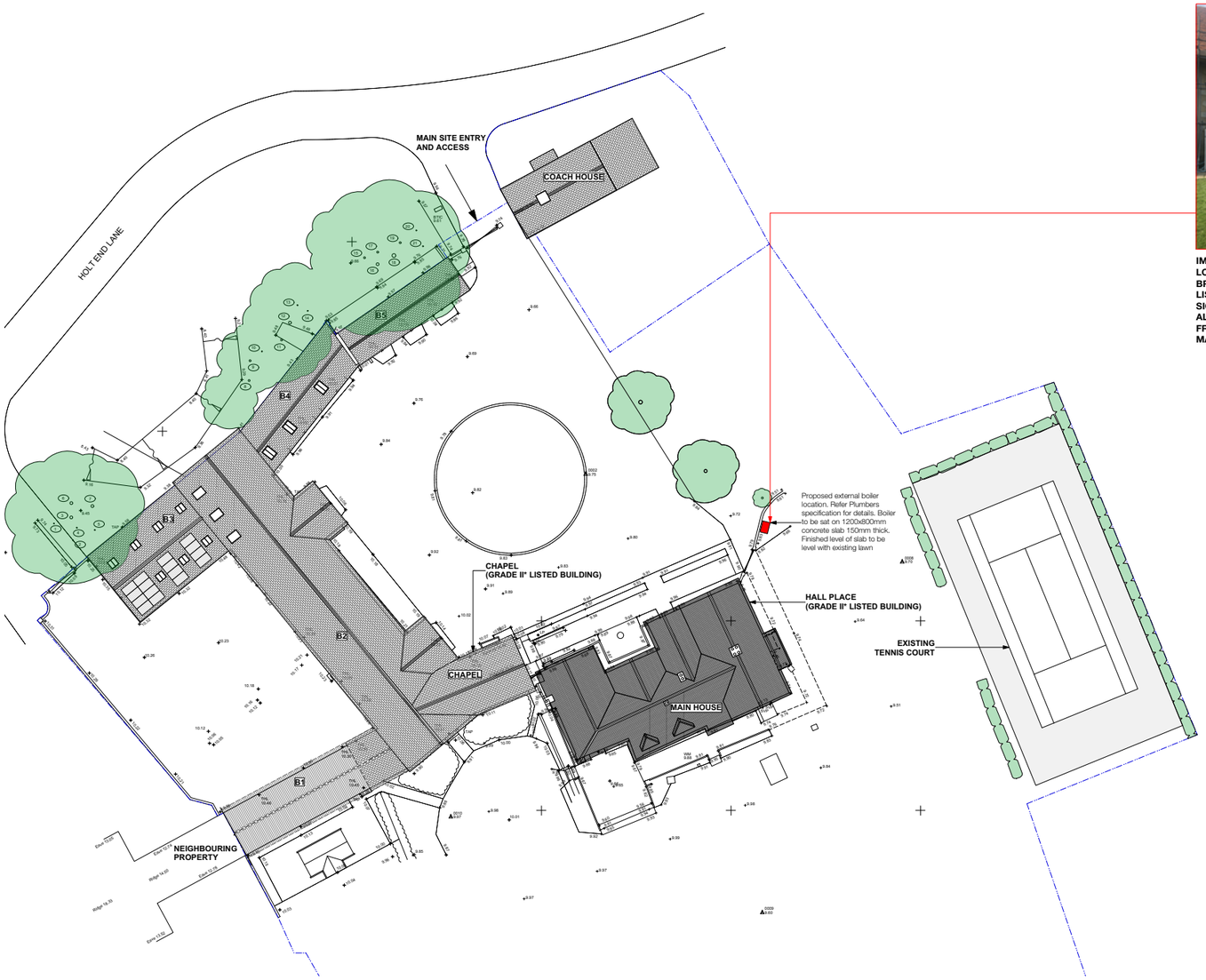


IMAGE SHOWING PROPOSED BOILER LOCATION. SLAB TO BE LOCATED AGAINST BRICK WALL WHICH IS NOT PART OF THE LISTED FABRIC AND IS OF LITTLE SIGNIFICANCE. PROPOSED LOCATION WILL ALSO PREVENT THE BOILER BEING SEEN FROM THE PRIMARY ELEVATION OF THE MAIN HOUSE

5.0 ACCESS

Access into existing building and site remains unchanged.