

APRIL 2021

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HERITAGE STATEMENT
HALL PLACE, BENTWORTH

1.0 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. 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 Chapel and Main House are Grade II* listed and the site as a whole sits within the Bentworth Conservation Area.

Site Location



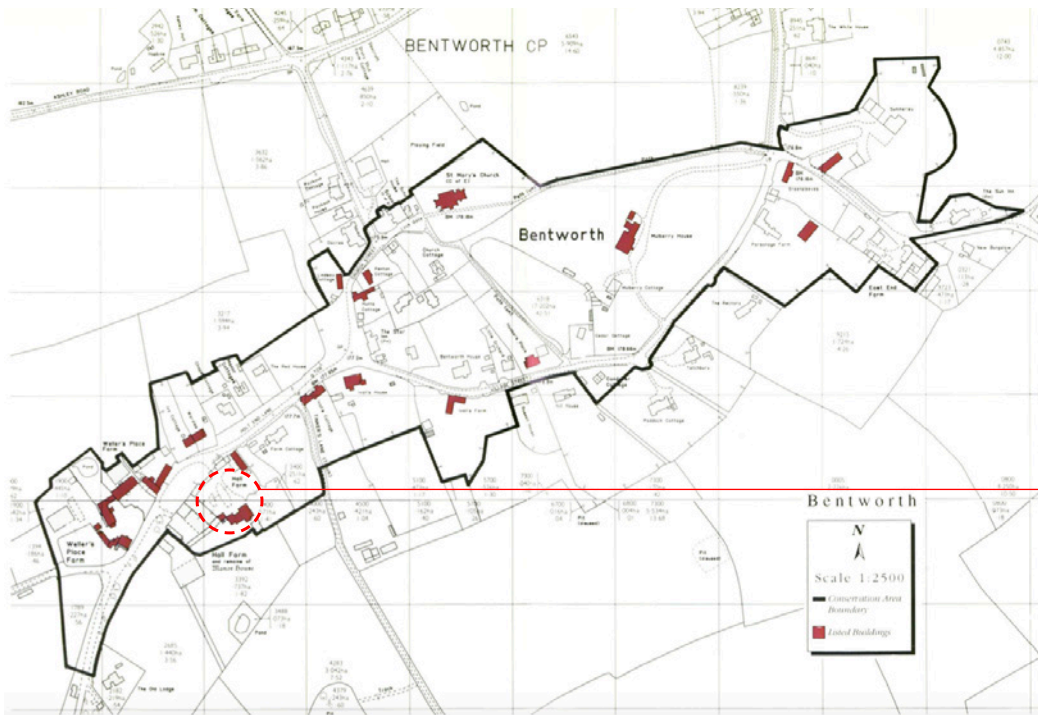
Fig.1a Greater Site Context

Hall Place Chapel



Fig.1b Immediate Site Context

Hall Place Farm




Site Location

Fig.2 Bentworth Conservation Area Map

2.0 Description of Heritage Asset and its Setting

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 C17 and early C19. The front (north-west) has the wide gables of the wings, the narrower gable 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 is 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 ½-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>



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

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

Name: HALL FARMHOUSE

Fig.3 Historic England List Entry

3.0 Proposal and Impact

The proposal seeks to replace the existing oil boiler at Hall Place which has broken beyond repair. The current boiler is located in the utility/boot room and as the existing flue is no longer to spec, this would also require replacement if the boiler were to remain in its current location. This could potentially have significant impact on the existing building and 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 if the boiler were to remain in this location.

Following a collaborative site visit with EHDC conservation officer Richard Whittington, Client and Adam Knibb Architects it was agreed that replacing the boiler in the utility/boot room could potentially cause significant harm to the building due to new flue requirements. It was verbally agreed 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 that the pipework would penetrate through the wall of the listed building at a point where there is a penetration for the existing oil pipe. This is already concealed by an existing timber box structure attached to the building (Please refer to the Design & Access Statement for images).

The proposed new external oil condensing boiler 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. This 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 can be concealed from the principal north elevation of Hall Place behind the garden wall.

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.

Further details of the proposed boiler and pipework are included within the Design and Access statement.

The proposal has minimum impact on the heritage asset and has been deemed to be the most sensitive solution to restore heating to Hall Place, which is currently occupied as a residential dwelling.

4.0 Conclusion

The proposal for a new boiler is necessary due to Hall Place's current occupation as a residential home, and the need to heat the space for its occupants. However, with the existing boiler flue no longer being to spec, a replacement boiler internally poses a risk to causing significant harm to the existing historic fabric of the listed building. As such, it was agreed on site by Conservation Officer Richard Whittington, Adam Knibb architects and the client that the most sensitive solution to replace the boiler would be to relocate it externally. This ensures we minimise intervention to the listed building and protect it from any unnecessary harm a new compliant flue may cause internally.