

LISTED BUILDING HERITAGE STATEMENT FOR NEW FIRST FLOOR BATHROOM

At:

**The Lodge (also known as Hinton Marsh Lodge),
Petersfield Road,
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

1.0 INTRODUCTION

- 1.1 Carter Jonas LLP are acting for The National Trust who are the owners of The Lodge (Also known as Hinton Marsh Lodge). Note, this is a separate application to SDNP/21/00059/LIS at the same property, previously submitted and decision pending.
- 1.2 The proposed work is to provide a bathroom upstairs. There is currently no WC upstairs. 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, 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 PROPOSED ALTERATION, REPAIR AND REFURBISHMENT WORKS

3.1 The proposed work is to convert the smallest bedroom at the rear of the house into a bathroom. The works are minor in nature and damage to existing fabric will be minimal comprising small holes in masonry, plaster and floorboards and the loss of less than 2m² of floorboards. The work is summarised as follows:

Internal:

- New sanitary ware
- Removal of approximately 1800 x 900 of pine floorboards, to rest shower tray directly upon joists with additional noggins below tray. This is to provide level access for the elderly resident.
- Remove carpet, overlay floorboards with 6 or 9mm plywood screwed and vinyl over.
- Extending hot and cold supplies from kitchen below requiring 2x 25mm holes through pine floorboards and lath and plaster kitchen ceiling below.
- Light over basin. Wiring via loft and to be surface mounted within bathroom.
- Core cutting 100mm diameter hole in lath and plaster ceiling to duct ceiling extract via loft space through discrete roof vent tile. Suggest tile <https://klober.co.uk/product/pitched-roofing/pitched-roof-vents/clay-plain-tile-vent-colour-dark-brown>.
- The downstairs shower proposed on application SDNP/21/00059/LIS, would not be installed if this application is approved. In its place would be kitchen units to create a utility space. The WC and basin would remain in the room.
- The secondary glazing within this room proposed on application SDNP/21/00059/LIS will be fitted with obscured privacy glass.

External

- Roof vent tile for mechanical extract – see above.
- Remove rainwater downpipe and short length of gutter to right side of dormer on south elevation (rainwater pipe preventing new soil branch pipework). Replace gutter in cast iron painted black and returned onto east elevation with short downpipe terminated with a shoe to discharge rainwater onto bathroom mono-pitch roof.
- Renew soil vent pipe in cast iron painted black to match existing with the addition of branch pipework.
- Core drilling wall for waste pipes: 1x 110mm for WC, 1x32mm for basin, 2x 50mm for shower, one hole being through east elevation wall and not visible into existing bathrooms loft space and the other through south elevation wall of bathroom extension. Cast iron branch pipework to connect these to the new soil pipe.

4.0 HERITAGE

4.1 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.

4.2 Communal Value:

The communal value will be retained, by allowing the tenant to stay in occupation who may otherwise have to move out and making the property easier to let in the future, providing an income for future maintenance.

4.3 Aesthetic Value:

The appearance of the building will only be altered by the addition of cast iron soil branch pipework, which would normally be expected on a soil pipe. This is on neither the front elevation, nor the elevation facing the road. The sense of history and visible historic features are unaffected in our opinion.

4.4 Historical Value:

The historic fabric lost will be minimal comprising small holes in masonry, plaster and floorboards and the loss of less than 2m² of floorboards. The floorboards are softwood pine common to millions of Edwardian and Victorian houses across the country.

5.0 DESIGN AND ACCESS STATEMENT

5.1 Design

Visible external alterations will be the loss of a rainwater pipe on the south elevation, with the addition of a short return and downpipe on the east elevation. The soil vent pipe will be in the same location with branch pipework added. New pipework and rainwater goods will be cast iron to match existing. The changes are very minor in nature and do not significantly affect the appearance of the building.

5.2 Access

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

6.0 SUMMARY

- 6.1 The proposed scheme involves minor works with minimal loss of fabric. The changes are very minor in nature and do not significantly affect the appearance of the building.
- 6.2 New materials will match existing.
- 6.3 An upstairs bathroom whilst retaining a downstairs WC is necessary for the needs of the elderly tenant and essential to enable her to continue living in the property that she has lived in all her life (90 years), as is her wish.