

**PROPOSED REPLACEMENT OF SINGLE-GLAZED WITH
DOUBLE-GLAZED WINDOWS**

**THE OLD POST OFFICE, 3 THE CLOSE, WHITSBURY,
FORDINGBRIDGE**

**HERITAGE IMPACT ASSESSMENT
(INCORPORATING THE DESIGN & ACCESS STATEMENT)**

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Institute of Historic Building Conservation (IHBC)

***Alex Stevenson Building Conservation & Design* is recognized by the IHBC as a professional historic environment service provider. The IHBC is the professional body for Historic England, local authority conservation officers and heritage consultants.**



1. Planning Background

1.1 Consents have already been granted by the council¹ for development at The Old Post Office, including new and replacement timber fenestration, and attached Conditions in that respect have been formally discharged.

1.2 The glazing approved on each elevation was as follows:

- North West (Front) Elevation. Windows W1, W2, W13 and W14 – single-glazed (S/G).
- North East (Side) Elevation. Window W20 (rooflight).
- South West (Side) Elevation. Window W16 – double-glazed (D/G); W6, W7 and W8 – triple-glazed (T/G).
- South East (Rear) Elevation. Windows W3, W4 and W15 – S/G; W12, W17 and W18 – D/G; W9 and W10 – T/G.

1.3 Consent for D/G and T/G windows was, therefore, limited to the cottage extension.

1.4 The cottage itself only has consent for timber replacement S/G (i.e. replacing the seven existing Crittall metal windows).

2. Proposed Development

It is proposed to replace the existing single-glazed Crittall windows at the front and the back of the cottage, shown numbered W1, W2, W3, W4, W13, W14, and W15 on the submitted plans (using the original window identification numbering), with timber double-glazed alternatives.

3. Statement of Significance

3.1 Two designated heritage assets are directly relevant to this Assessment, viz:

- the grade II listed *Post Office Cottage*, and
- Whitsbury Conservation Area.

¹ In 2017/18 (17/11297 and 17/11298).

Post Office Cottage (now known as The Old Post Office)

3.2 The listed building's special interest lies in its status as a good example of an 18th century cottage and the survival of many of its detailed architectural features, including scantling timber frame with brick infill, thatch roof and camber-headed windows.

3.3 The listed building's significance can, therefore, be expressed in terms of its individual architectural and historic interest as well as the legibility of its design vocabulary.

Whitsbury Conservation Area (CA)

3.4 The CA's special architectural and historic interest is identified in the council's published Whitsbury Conservation Area Character Statement of 7.3.19. This is summarized as deriving from the following factors:

- Whitsbury Castle Ditches. Hill fort, now overgrown with woodland, with interior used as pasture. Impressive views to north and west from adjacent public footpath.
- St Leonard's Church. 18th century tower rebuilt in 1878. South side of churchyard dominated by fine 200-300-year-old yew tree. Views down to the village from the churchyard.
- Village Street Scene. Narrow lane winds up hill past cottages parallel and at right-angles to it. Remnant agricultural buildings have corrugated iron roofs.
- Footpath System links the village street with the fields behind the dwellings. Narrow steep path winds up from carpenter's farm past the parkland grounds of Glebe House leading to the churchyard.
- Buildings. The church and old rectory form an important group; Carpenter's and Nippard's Farms in brick; Manor House with farm buildings in brick, timber framing and weatherboarding; small cottages in English bond brickwork fronting or replacing timber framing and weatherboarding; cottages north of Carpenter's Farm form an important tight-knit group; cottages to the west placed at right-angles and those to the east parallel to the street.

3.5 The significance of the CA, therefore, relates to the distinctive sense-of-place created by the configuration and inter-relationship of the various historic buildings, the consistently clear historic and architectural legibility of the built fabric, and the topographical interest of and in the village's landscape setting.

4. Justification for the Proposed Development and Impact upon the Significance of the Heritage Assets

4.1 The existing Crittall windows are draughty as they have distorted with age and don't close properly. Having them repaired would be prohibitively expensive.

4.2 As indicated above, the property has already been consented by the council for replacement of the Crittall windows with alternative timber (single-glazed) casements.

4.3 Whilst the glazing bars for the consented replacement single-glazed windows are approximately 18mm in width, the present proposed double-glazed replacements are slightly wider at 20mm, representing a marginal and aesthetically imperceptible increase.

4.4 The double-glazing will obviously entail a deeper tongue to receive the 20mm Slimline sealed units, but this will not materially affect the character or appearance of either the listed building or the CA and it is considered that, if anything, the replacement windows represent an improvement thereof.

5. Impact upon Setting of Neighbouring Heritage Assets

5.1 Consideration, finally, needs to be given to the setting of other nearby listed buildings: Minors Cottage and Carpenters.

5.2 The compatibility of the proposed development with the heritage assets under consideration in this Assessment extends equally to its inter-relationship with the above listed buildings. Their respective settings will, therefore, be unharmed by the proposed development.

6. Conclusion

6.1 It is considered that the proposed works remain conservation-neutral, thereby avoiding any harm in NPPF-terms to the significance of the heritage assets involved.

6.2 The scheme is, therefore, compliant with the provisions of the NPPF, particularly paragraphs 193-196 *Considering Potential Impacts* covering the issue of harm to heritage assets.

6.3 The statutory requirements concerning the desirability of preserving listed buildings and their settings and to preserve or enhance the character or appearance of

conservation areas contained in sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 are also considered to be properly met.