



Rear two storey extension and renovation works at
The Old Forge, 44 Broad Street, New Alresford

HERITAGE STATEMENT
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1. Introduction

- 1.1 This Heritage Statement was commissioned by the owners of The Old Forge to support the application for listed building consent and planning permission required to add a two storey single bay extension to the rear of the property, and to make small alterations to the internal layout and alterations to the rear elevation as part of a general renovation.
- 1.2 **The Heritage Statement has been prepared in accordance with the advice and requirements of the National Planning Policy Framework (NPPF) paragraph 189 but has also been subject to the restrictive circumstances imposed by the Coronavirus Crisis at the time. The author has visited the site under strict Covid-19 social distancing precautions, and the local Records Office has been interrogated for additional information to support the proposal.** This version of the document has been revised following pre-application advice and addresses minor alterations to the scheme as a result. Consequently, the heritage significance of the property plus officer advice has informed the design of alterations now presented for consideration by the Local Planning Authority.
- 1.3 The structure of this statement takes its cue from guidance set out in Historic England's Advice Note 12 – *Statements of Heritage Significance: Analysing Significance in Heritage Assets published in October 2019*. It aims to demonstrate the impact of the proposal on heritage significance. In accordance with National Planning Policy Framework (NPPF) the level of detail in support of the application for listed building consent is no more than is necessary to understand the potential impact of the proposal on the significance of the asset¹ and for the local planning authority to reach an informed decision. Activities to conserve or investigate the asset are proportionate to the significance of the heritage assets affected and the impact on that significance.²
- 1.4 In this instance, the applications for listed building consent and planning permission aim to make alterations to this currently empty property, to create a rear bedroom above a small family room. Following pre-application discussions, the extension will now also contain a new staircase. There is also an en-suite bathroom as before. Since the building requires some considerable refurbishment to deal with damp problems and general decay, the proposal also seeks to reverse some of the internal alterations and adaptations, and to enhance the elevational treatment at the rear which has also previously been altered. The applicants are very keen on undertaking renovation works which are conservation led and the design of all the works has been guided by expert knowledge and understanding of the historic significance of the building.
- 1.5 The first part of this Statement deals with the assessment of significance whilst the second part deals with the impact assessment of the proposal.

¹ National Planning Policy Framework paragraph 189

² Historic England (2015). *Managing Significance in Decision-Taking in the Historic Environment*. 2nd ed. London: Historic England. p1 para 3.

STATEMENT OF SIGNIFICANCE

2. Location, Setting and Description

- 2.1 The Old Forge with its attached Cottage (44-46 Broad Street) is located on the east side of Broad Street in the town of New Alresford, a little south of the area known as The Soke. There is a narrow private drive directly to the north of the property which leads to a small number of dwellings including Old Pond House, and further on ultimately to Cardew House on East Street.
- 2.2 The property is set at the back of pavement on Broad Street behind a narrow grassed verge (Figure 1). The property is currently characterised by its idiosyncratic bright blue stucco, but also because of the distinctive single storey forge building attached to the cottage on the north elevation.
- 2.3 The property was acquired from a probate sale following the death of the previous owner who retained much of the external character of the forge despite it having fallen out of regular use in the 1960s.



Figure 1: Extract of Conservation Area map showing location of the property

- 2.4 The dwelling is comprised of two parts - the house which is two storey, and the blacksmiths' workshop which is single storey and has latterly been used as a garage/workshop and later, additional living accommodation. The two parts are linked internally and the rear garden extends across the entire width.
- 2.5 The property appears to have been first constructed around 1701, and records show that it has been used as a blacksmith's shop for all of that time up until the mid-1960s. Along with the house, it is likely to have been constructed following the destructive fire of 1689. However, a further destructive fire took place in 1736 which devastated the town and it is highly possible, that the current building was constructed following that fire, over the cellar of the previous property and using salvaged timbers from the earlier building.
- 2.6 The workshop is approximately 5.5 metres wide by 9.5 metres long with a hipped, concrete tiled roof. Viewed from the street, the walls of the workshop are of painted brick whilst the front gable is weatherboarded from the lintels upward. There is a single chimney at the mid point along its northern elevation. The doors which allowed access into the

workshop (former smithy) are retained on the front right hand side although these have been permanently blocked on the inside. The workshop window facing the road is typically subdivided into narrow glazed slits.

- 2.7 The house on the south side of the smithy (but uphill) was always associated with the workshop and historically has always been lived in by the blacksmith up until the 1960s when blacksmithing ceased. It is of simple design constructed of brick with a stucco facing. The two casement windows on the first floor are indicative of the room layout, and two windows below are located either side of the main entrance door. The bay window was likely added in the 19th century. The panelled door has been altered and further investigation is needed to reveal whether it is original, but the doorcase sits below a simple canopy on carved brackets. A brick chimney rises above the ridge line from the east (rear) roofslope.
- 2.8 To the rear, the composition reflects a number of alterations including the extension of the property (Figure 2). The original floorplan was of one room deep, perhaps with a narrow additional lean-to outshot, but this previous layout at the rear was extended across to form a scullery likely accessed from the north side of the chimney breast now blocked, and possibly also from the southernmost of the main two rooms although traces of this have been lost in later alterations.

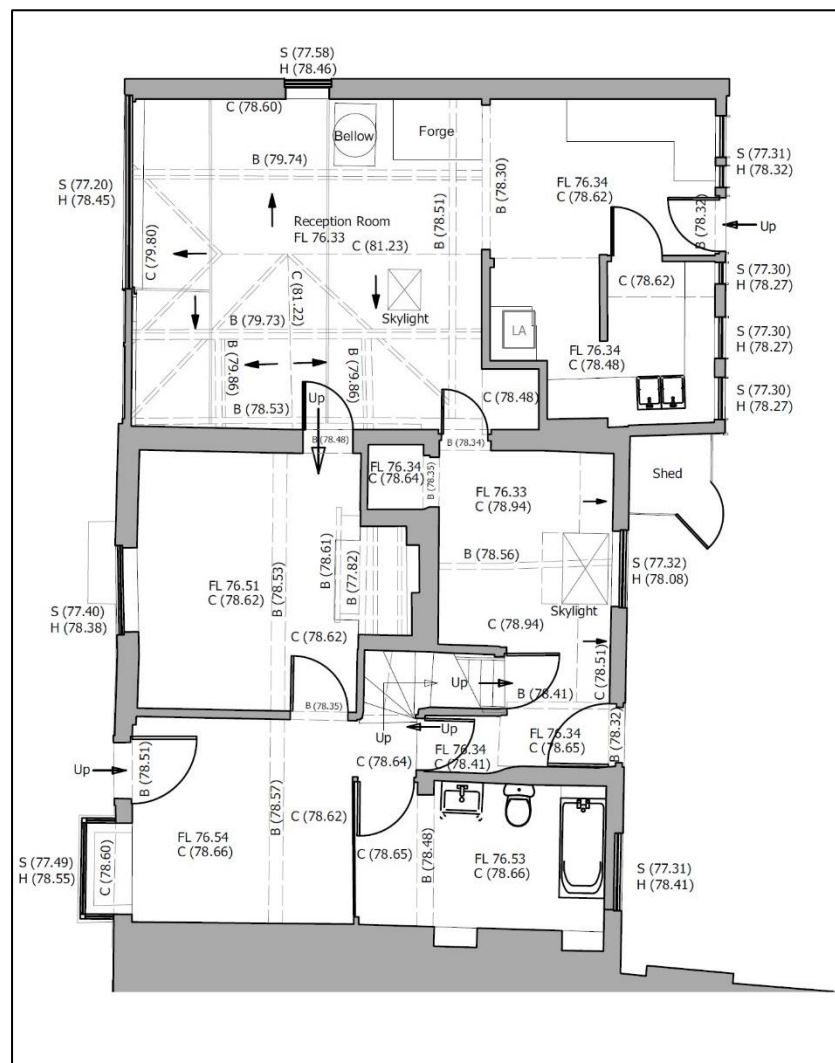


Figure 2: Existing Ground Floor

- 2.9 The stairs on the south side of the chimney breast appear to be original and would have opened out directly into the southern of the two main rooms. This room has been subdivided to provide entrance to a downstairs bathroom built in an extension to the original house. The original back wall has been largely removed.
- 2.10 The scullery was later built over on the south end probably in the late Victorian period to create a gabled two-storey wing providing an extra bedroom. This layout has later been reconfigured to provide an upstairs WC and Building Notice records survive to show this was in 1955. The bathroom by the time of a sale in 1986 was upstairs occupying the rear bedroom.
- 2.11 The current downstairs bathroom was converted from the dining room (Figure 3). This conversion appears to have been made after the 1980s because a sale particular describes it in 1986/7 as a dining room and the bathroom is recorded as upstairs with the two bedrooms.



Figure 3: The existing ground floor bathroom in what was previously the dining room

- 2.12 Access into the cellar is from what was originally the scullery which later became the kitchen, and is now the utility room. The cellar extends only under the one of the two original front rooms and timbers within it are clearly salvaged and re-used. In addition, there has been much strengthening of the floor above by the insertion of steels (Victorian or early 20th century) and modern brick pillars.
- 2.13 The front two ground floor rooms represent the original layout. As one enters the house, the left hand room, marked as the snug, is likely to have been the main living room of the property and contains a large fireplace in which cooking may well have occurred. The cellar is below this room. To the right hand side the other main room of the living quarters is likely to have been separated from the hall by a partition but this had already gone by the time of the sale particulars in 1986 and could have accompanied early changes which also introduced the front bay window.

- 2.14 Directly above, the house has two remaining bedrooms to the front whilst the rear bedroom has been converted to a dressing room and upstairs WC. The rear bedroom appears to be in a Victorian addition (Figures 4 and 5) but was previously a bathroom according to the sale particulars.

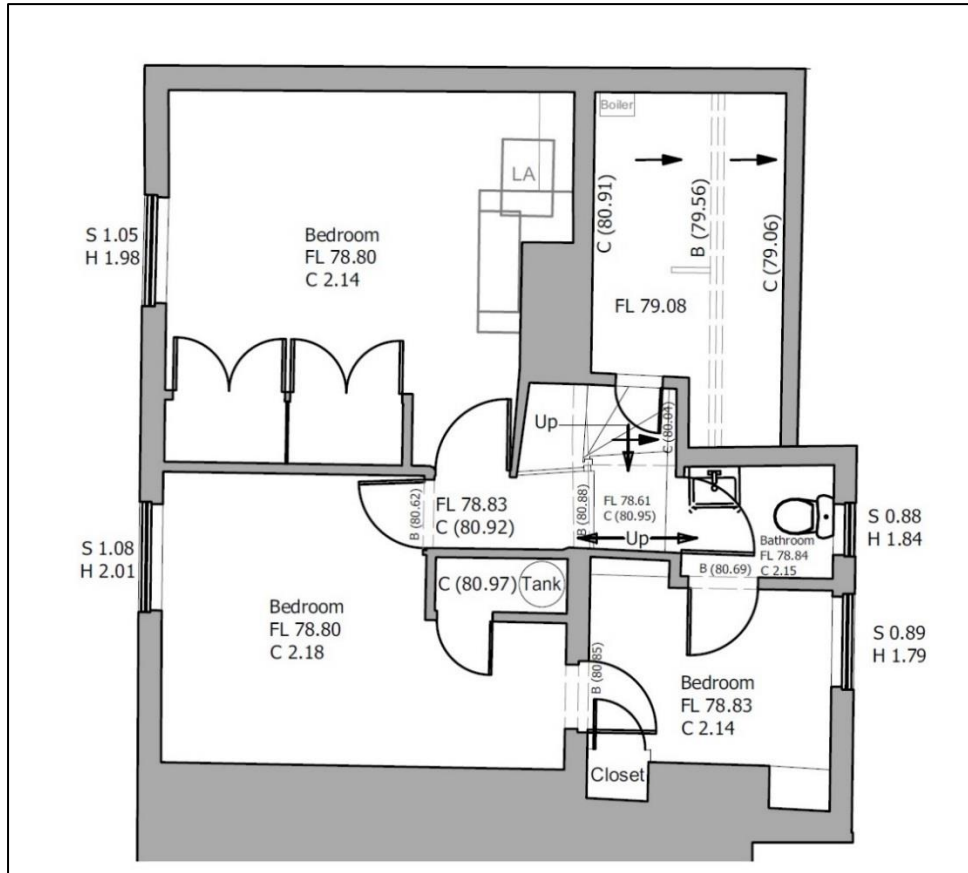


Figure 4: Existing First floor plan



Figure 5: View into dressing room, previously a bathroom or additional bedroom with doorway to WC on left.

- 2.15 The northern of the two bedrooms contains a large 20th century fireplace, the subject of application reference 20/02572/LIS. The other bedroom contains a large 20th century cupboard and the back wall has been broken through to create a doorway into the Victorian extension, now the dressing room. The original timber frame is exposed in this room (Figure 6).



Figure 6: View of exposed timbers in bedroom 2

- 2.16 The second bedroom does not contain a fireplace but the dressing room probably did although this has been blocked up.
- 2.17 The smithy workshop is on the north side of the property. Although it is documented that the blacksmith's shop was on this site since the early 18th century, the current building is not likely to be contemporary with the house but was most likely to have been reconstructed in the 19th century . It has since, undergone considerable alterations particularly associated with the domestic use (Figure 7) . The building has been re-roofed and to the rear, the elevation has been reconstructed including replacement of all the fenestration (Figure 8).



Figure 7: View of smithy workshop from Broad Street



Figure 8: View of rear elevation of smithy

- 2.18 Internally, the workshop has a modern block floor over a concrete slab. A new room has been inserted at the rear which provides a kitchen. This is accessed from the workshop which, before the current owners purchased the property, had been converted to a living room despite retaining the original forge and bellows (Figures 9 and 10).



Figure 9: The original bellows remain adjacent to the forge



Figure 10: Old photo showing forge and bellows on old working floor. It is likely that this photo is taken after blacksmithing had stopped

- 2.19 In addition to the remains of the forge and the bellows, only an old work bench located next to the front window remains of the smithing equipment.

- 2.20 Like the majority of gardens within the historic core of New Alresford, the one behind this property is long and narrow and bordered by high brick walls. There are vestiges of the blacksmith's working environment within the northern portion of the garden – the old wheelwright's circle where forged rims were fitted onto wooden cartwheels. There are also remnants of vices and other equipment. The garden is overgrown but otherwise set out as a domestic garden. Much of the landscaping had apparently been undertaken in the late 1990s and this may coincide with alterations to create the inserted kitchen and new rear elevation treatment.

3 Designations

- 3.1 44 and 46 Broad Street were listed individually on 5th December 1955. Both are Grade II and are interlinked. The description for 44 Broad Street says:

House. C18. Stucco, with a tile roof. 2 storeys, 2 windows. Casements, one C19 small rectangular bay at the south side. Doorcase with moulded canopy on carved brackets, and 2-panelled (boarded) door.

- 3.2 There is no description of the interior and it is unlikely that the building was entered during the survey.

- 3.3 The description for 46 Broad Street (the workshop) says:

Workshop/garage, formerly the blacksmith's shop. C19. Brick and weatherboarding, with ½-hipped tile roof. 3-light window, each with 5 narrow vertical panes, and stable door to south side.

- 3.4 The property lies within the New Alresford Conservation Area which was first designated in 1969 with later boundary amendments. There is no character appraisal nor survey technical assessment for the conservation area available to view on line. It is based on the three main historic streets, Broad Street, East Street and West Street, plus the land around the church and north of the Watercress Line. Narrow lanes lead off the main streets giving access to properties behind. Most properties within the conservation area are listed. The area is characterised by the colourful facades of the commercial hub of the town and is Georgian in origin, all of the buildings having been constructed after the last great fires of 1689 and 1736.

4. Heritage significance

Historical significance

- 4.1 Historical significance comes from a structure's relationship to people, events and aspects of life in the past. It may be illustrative, by demonstrating important facets of the past to help understand the historic environment, or it may be associative, by being linked to a notable historical person or event.
- 4.2 The first records to be found of this property specifically as the blacksmith's house date back to March 1800 but it is likely to have superseded a previous property owned by Richard Hockley from as far back as 1654. This is recorded in an indenture for number 42 which makes reference to him being in occupation in the tenement to the north of number

42 ie, no. 44. A later indenture of 1784 refers to the Tenement as *"late in the tenure of Richard Hockley then of Thomas Goffe"*. Richard Hockley would appear to have been a grocer because a 17th century traders token was issued by Richard Hockley in 1657. It is possible therefore that there was a dwelling and grocer's shop on the site of the present house.

- 4.3 It is very likely that the old house and grocer's shop were burnt down or largely destroyed in the fire of 1689 which started in The Soke nearby and caused widespread devastation in the town. It is possible that the new house was built over the existing cellar.
- 4.4 The first notable family associated with the property is the Keen(e) family, several generations of which were blacksmiths in Old Alresford and New Alresford. They were connected by marriage to the Hockley family. In the mid-18th century the land on which the blacksmith's shop stands was owned by the Reverend Charles Knollys, titular³ 5th Earl of Banbury and later William Knollys, Titular 8th Earl of Banbury, the grandson of the Reverend Charles. The property is recorded to have passed through generations of the Keene family as tenants, and in March 1800 Mrs Ann Keene, widow, bought the property from William, Earl of Banbury which included a Blacksmith's shop, woodhouse and garden as well as a barn and yard adjoining it and a paddock to the east. It is also recorded that Ann Keene's late husband owned the property to the north side of the private road (number 48 Broad Street). Ann lived to the age of 90 and left the property to her son William. The property was left to consecutive generations until in 1865 it was sold by Miss Anne Keene to Messrs. C E and W H Hunt of Alresford.
- 4.5 The Keenes were not the occupiers throughout this time as the Churchwardens' accounts reveal a succession of tenants. In 1801 it was occupied by Francis Hoad a blacksmith. In 1843 it is recorded that Edward Privett was living in the house and paid the rates. In the census returns of 1851, he is described as a master hairdresser, his wife was a laundress and they lived at the property with 8 children. The front room with the bay window would have been used for the business and it is likely that the building was extended to the rear at this time.
- 4.6 The next owners were the White family where father and son ran the blacksmithing business at tenants.
- 4.7 The blacksmith's house and smithy was sold in 1902 to Harry Charles Croucher for £320. He was a blacksmith who traded there until it was sold to James Silvester of Lower Wield and then later in 1922, to Herbert Forward, previously a blacksmith in Old Alresford. The Forward's ownership is recorded in a photograph from about the same time (Figure 11).

³ Titular – having the title of a position but not the responsibilities, duties or power; in name only.



Figure 11: Early 20th century photograph of the smithy at Broad Street with Forward's sign over the door.

- 4.8 The property has a long history as the smithy in New Alresford. Records from later than the 1930s are not easily available but it is assumed that the market for shoeing horses dropped considerably with the advent of the motor car and the business probably ended around the middle years of the 20th century. The house was always associated with the workshop, but was extended and altered on a number of occasions to suit the owners' requirements.
- 4.9 Since the 1960s, the demand for blacksmithing has dwindled and the workshop was converted to wholly residential use and was for some time used as a garage presumably for the house owner's car. This is documented in the sale particulars of 1986/7.

Evidential/archaeological significance

- 4.10 Evidential value derives from the potential of a place to yield significant evidence, usually physical remains, about past human activity. Such physical remains are relied on for providing information about undocumented aspects of the past, making age a strong indicator or relative evidential value.
- 4.11 Cartographic evidence clearly shows that the property has been a smithy for a very long time. Extracts of early Ordnance Survey maps mark the smithy in its current location (Figures 12 & 13)



Figure 12: Extract of Ordnance survey six inch map 1870 showing Smithy



Figure 13: Extract of Ordnance survey 25inch map of 1908 showing smithy (SMY)

- 4.12 Such cartographic evidence combined with other documents and photographs mentioned above give a picture of a long established use on the site but the physical evidence is also compelling. For example, the workshop retains its forge and bellows (Figure 14).



Figure 14: The existing forge and bellows (from a photograph within the house).

- 4.13 Although there is some margin for speculation as to the phasing of the building construction, it is fairly clear that the house was extended in the Victorian era at the rear and that this was again extended to create a low level roofslope between it and the workshop.
- 4.14 Internally, phases of modernisation can be detected, firstly with the installation of bathrooms upstairs and kitchen (now the utility room) downstairs in the 1950s. These were then superseded by the conversion of the dining room into a downstairs bathroom, and the insertion of a new kitchen in the workshop (Figure 15). This likely happened in the 1990s but further research has not been possible due to Covid-19 lockdown restrictions.



Figure 15: The downstairs kitchen appears to have been inserted for the elderly previous owner in the 1990s

- 4.15 It is not known when the workshop was re-roofed nor exactly when the rear elevation was reworked but it is likely to have occurred at the same time as the new kitchen in order to save continuous disruption (Figure 16). The change from clay to concrete tiles may have taken place at this stage.



Figure 16: Interior view of roof construction with modern rooflight on right hand slope. The tiles are also all replacements

- 4.16 The floor of the workshop is of modern paviour over a concrete slab. Small areas have been opened up to reveal that the concrete slab is laid over plastic damp proof membrane (Figure 17). There is considerable dampness evident in the walls as a result.



Figure 17: Interior view of the workshop showing modern block floor

- 4.17 A conservatory is recorded in the 1986 sale particulars and it is assumed that the cement base demarcated where it stood (Figure 18).



Figure 18: The concrete slab denoting the previous location of a conservatory

Architectural and Artistic significance

- 4.18 The property is very similar to neighbouring cottages in Broad Street, and its relatively unspoilt nature means that it is certainly of interest and lends the conservation area considerable character. Architecturally, its current blue colour does not have significance, but its form as a working building alongside an associated dwelling contributes to its group significance.
- 4.19 Externally, the chimney pierces the roof on the rear slope. It appears to have been rebuilt (Figure 19). The catslide form of roof at the rear is a later alteration which made roofing over an extension across the rear elevation easier.



Figure 19: Rear view of property with chimney in rear roof slope

Summary of Significance

- 4.20 The property is a long established smithy as documented by various indentures dating back to before 1800. The dwelling attached to the smithy workshop has served it directly for all or much of that time. It has undergone phases of change however, including two extensions to the rear which created additional space on the ground floor and a third bedroom on the first floor. These works largely took place during the 19th and early 20th century.
- 4.21 Subsequent changes are all post-war and a number were adaptations in the 1990s to compensate for the physical frailties of the owner at the time. The bathroom was removed from the first floor and inserted into the ground floor, and some of the workshop space was utilised to create a new kitchen off what had become the living room.
- 4.22 The structural appearance of the house is largely unchanged since the 19th century, and although the shape and size of the blacksmith's workshop appears constant when consulting old photographs, the timberwork at the front and rear appears to have been replaced as has the roof in its entirety.
- 4.23 Despite these changes, the property retains its historical significance as the most recognisable blacksmith workshop remaining in Alresford. The house is similar to a number of houses remaining on Broad Street and represents an important period of construction of the town following the devastating fires. The property contributes significance to the immediate locality and to the history of Alresford. Internally, much has been altered but there are still remnants of the timber frame visible and the cellar and stairs are of particular interest.

HERITAGE IMPACT ASSESSMENT

5. The Proposals

- 5.1 The proposals comprise an extension to the rear combined with additional alterations to the interior and some reversal of previous alterations.

Extension

- 5.2 This comprises a one and a half storey wing extending from the Victorian rear extension but set slightly lower to delineate the phase of change. The aim is to allow for the insertion of a bathroom into the existing upstairs third bedroom (previously a bathroom then altered to a dressing room and WC) and to provide a modest third bedroom with en-suite shower room on the first floor of the extension. A multipurpose room (family room) with downstairs WC and shower room would be created in the extension on the ground floor. This multipurpose room could be used as a study or family room or adapted for occasional guest accommodation when required.
- 5.3 The existing historic staircase is very steep, narrow and winding, and headroom is severely restricted. It is one of the earliest fixtures of the house and its replacement would be entirely unacceptable. It is therefore proposed to retain this staircase but to construct a second staircase which meets modern building regulations and can exclusively serve the new wing (Figure 20). Following pre-application discussions, this staircase has now been

contained entirely within the new wing. This avoids the need to break through the existing ceiling/upper floor as suggested at pre-application stage.

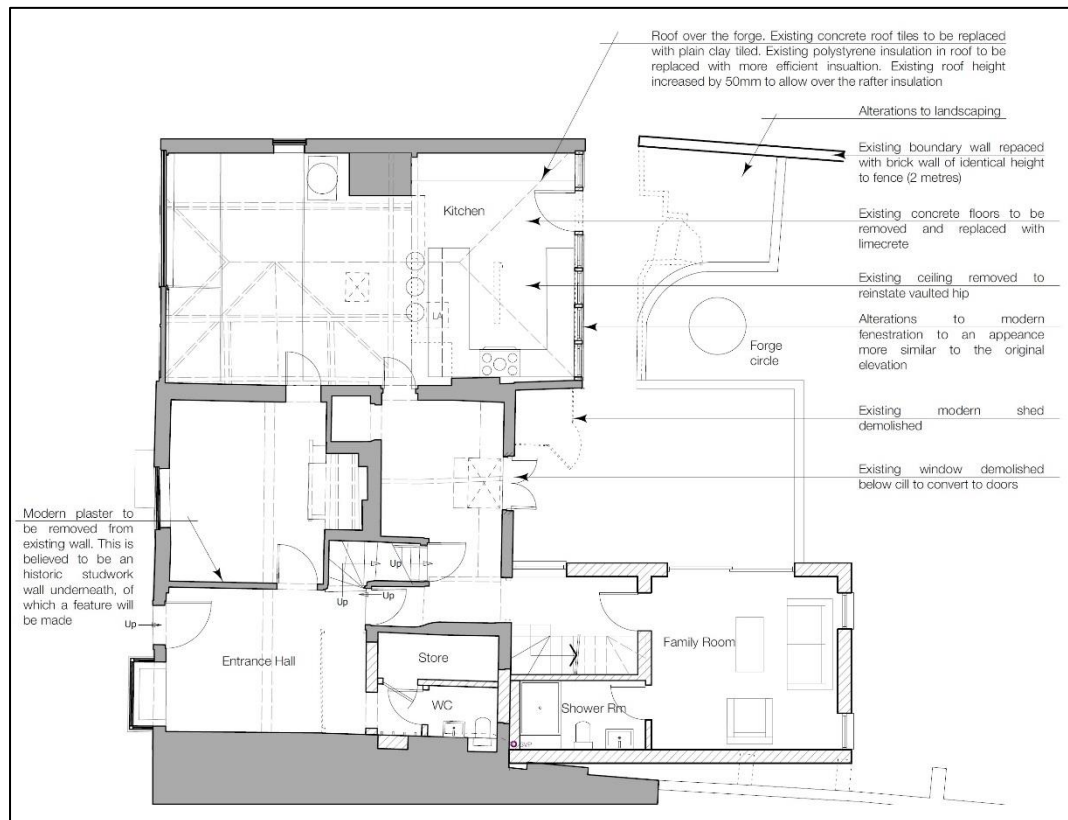


Figure 20: Proposed ground floor arrangement

- 5.4 The current third bedroom at the rear of the property is very small and has undergone several phases of change from a bedroom to a bathroom and back to a small bedroom. The arrangement with the upstairs WC isn't good and the bedroom is too small to be anything other than a box room or dressing room. Again, following pre-application discussions, the proposal has been altered to create a family bathroom once again in this bedroom. The existing WC which is currently separated from the bedroom, is removed and the wall/window opened up to give direct access into the extension (Figure 21).
- 5.5 The existing ground floor bathroom will be removed and the room will be reduced in size by realigning the internal wall back to the line of the original back wall. This means that the front entrance room will also be restored to its original depth. The resultant centrally located room will be internalised with no direct light. This will therefore be converted to a downstairs WC off the entrance hall together with a store room. The existing window will be infilled.

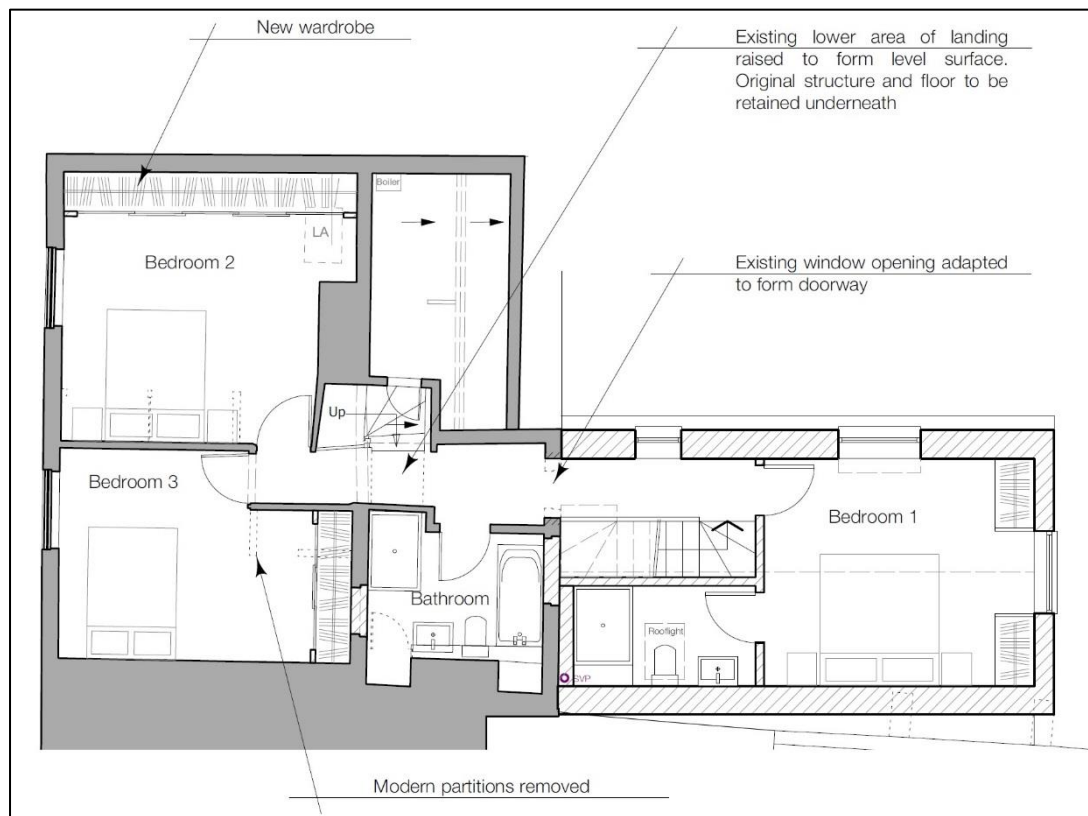


Figure 21: Proposed first floor arrangement

- 5.6 The proposed extension is 6.5m deep creating a small courtyard to the rear. It features a half hipped roof with a single window facing east and a flat roofed dormer facing north. The built form is similar to a number of extensions in Alresford whereby the narrowness of the plots dictate the form. There is also much less impact on the neighbour's property to the south because that has a blank elevation at first floor.
- 5.7 A second smaller window serves the landing link and looks out over the garden to the north. At ground floor level, windows and patio doors open onto the garden and new courtyard to the east and north respectively (Figure 22)



Figure 22: Proposed perspective

- 5.8 Extending from the Victorian gable means that there is no intervention in the rest of the roof and the 'cat-slide' roof feature between the gable and the workshop remains. The forge and the external metal cartwheel disc and other implements can remain in the

garden in locations suited to the historic workshop layout but a new terrace on the ground floor level can be created to complement the extension. The design of the extension has deliberately ensured that the size and bulk is deferential to the existing building and the ridge is lower than the Victorian ridge. Internally, there will be no ceiling on the first floor and the space will extend into the roofspace. This ensures that the rooms are airy and that the ridge level can be kept low.

- 5.9 The extension will be constructed of red brick and plain clay tiles which will extend over the eaves and down half the face of the north wall in a seamless transition. The dormer will be of contemporary design and extend just above the eaves. A single rooflight will be installed on the south slope close to the intersection of the Victorian gable and the new extension. This serves the new shower room.
- 5.10 Some additional minor adjustments will need to be made to the existing landing level and the built in storage as shown on the proposal drawings.

Entrance Hall

- 5.11 There is considerable damp within the entrance hall. Therefore plaster repairs will be undertaken on the external wall. The wall between the hall and the main reception room has been plasterboarded over. It lies on the main bay line of the timber frame as viewed in the bedroom above where the frame is exposed. The proposal is to remove the plasterboard to reveal the timber frame which is believed to lie behind it.

Blacksmith's workshop

- 5.12 The roof has been recovered using plain concrete tiles. This is to be reversed by re-roofing in plain clay tiles. This would give the opportunity to insert some modern insulation to replace the existing inefficient material. This will result in an overall height increase of 50mm
- 5.13 The inserted partitions creating the current kitchen will be removed to create an open plan space once again. The modern false ceiling will be removed to restore the original vaulted ceiling of the workshop. New kitchen fittings will be incorporated at the rear to give an airy open plan living space, but it takes advantage of existing plumbing and drainage.
- 5.14 Prior to the creation of this new kitchen, the concrete floor will be taken up and replaced with a limecrete floor. This is proposed to address the considerable dampness in the entire workshop which is likely caused by the insertion decades ago of a concrete slab. The limecrete is a means of preventing the capillary action of rising moisture and allows the structure to breathe as it would have originally. The brick forge and bellows will be retained, as will the ancient workbench.
- 5.15 Finally, the rear fenestration will be restored to something much closer to the original form. Historic photographs (Figure 23) give evidence to demonstrate that the rear elevation has been rebuilt. The windows are currently designed to serve the inserted kitchen and altered living space. The applicants wish to restore the original range of windows which are more characteristic of the traditional workshop.



Figure 23: Photograph from 1960s showing the original fenestration at the rear of the workshop

French Doors

- 5.16 Access into the garden from the existing utility room is desired. This can be achieved in a sensitive manner by installing a pair of French doors into the space currently occupied by a pair of casement windows. This part of the building is Victorian or later and the wall has been severely meddled with by shoddy infilling with random material. This has been revealed by uncovering the base of the wall (Figure 24). The insertion of the French doors at this location therefore affects negligible historic fabric.



Figure 24: Rear wall below existing window showing random infill using bricks and flints.

- 5.17 It is possible that this infilling was necessary following the removal of the kitchen from the rear room. It is possible that drainage and plumbing outlets, or even a boiler were removed and the holes infilled with whatever material happened to be lying around at the time.
- 5.18 Above the existing window and location of the proposed French doors is an existing rooflight. This will be replaced with a conservation rooflight.
- 5.19 A small lean-to shed structure will be removed from the rear elevation. The garden near to the house will be slightly remodelled to address levels issues and drainage but the blacksmith memorabilia will be retained.

Impact of Proposal on significance

- 5.20 The proposal will have a positive effect in making the property more liveable whilst at the same time improving the thermal performance and addressing damp concerns. The extension to the rear follows traditional principles and continues the phased extension of this property along the same lines as the Victorians. The extension reflects the precedent of the bay width and keeps the ridge height low to be deferential to the existing house. This has been the practice on numerous other properties in the vicinity (Figure 25) and replicates a characteristic of Alresford Conservation Area. However, the external finish is in a modern yet sympathetic finish thus marking a further phase of change but in a subtle and complementary manner.



Figure 25: Long perspective of proposed elevation showing the arrangement of similar extension formats in the vicinity

- 5.21 The accommodation provided is updated and more viable for modern living, but the historic significance of the building is not harmed because alterations are restrained and confined to the least historically significant parts of the building.
- 5.22 Balanced against these changes are the significant advantages of reversing some of the harmful alterations carried out in the past, and the insertion of limecrete floor system to address the dampness in the workshop. These are positive interventions which provide more sustainable occupation of the building.

6. Heritage Policy Implications

- 6.1 The proposal is consistent with heritage policies affecting this listed building. Those policies are contained within the local authority development plan and government guidance for the conservation of heritage assets contained within the National Planning Policy Framework (NPPF) published July 2021.

Local development Plan

- 6.2 Legislation instructs that planning applications should be determined in line with the Development Plan, or Local Plan, unless material considerations indicate otherwise. The development plan is comprised of Winchester City Council's Local Plan Part 1 – Joint Core Strategy (LPP1) plus Local Plan Part 2 – Development Management and Site allocations, which was adopted in April 2017 and contain the following relevant policies affecting this proposal:

- 6.3 Policy CP20 - Heritage and Landscape Character (Joint Core Strategy)

The Local Planning Authority will continue to conserve and enhance the historic environment through the preparation of Conservation Area Appraisals and Management Plans and/or other strategies, and will support new development which recognises, protects and enhances the District's distinctive landscape and heritage assets and their settings. These may be designated or undesignated and include natural and manmade assets associated with existing landscape and townscape character, conservation areas, scheduled ancient monuments, historic parks and gardens, listed buildings, historic battlefields and archaeology.

Continued...

Particular emphasis should be given to conserving:

- **recognised built form and designed or natural landscapes that include features and elements of natural beauty, cultural or historic importance;**
- **local distinctiveness, especially in terms of characteristic materials, trees, built form and layout, tranquillity, sense of place and setting.**

6.4 The proposal seeks to reverse some of the harmful elements that have been introduced into the property over past decades and aims to enhance the historic significance of the building as an element of the historic streetscape. The cultural importance of this site to the past life of the town is reinforced by reversing the later adaptations, and the effect of the refurbishment and conservation work proposed is likely to increase the longevity of the building and its local distinctiveness.

6.5 Balanced against this is the inclusion of a modest and well considered rear extension which follows established patterns of extensions seen throughout Alresford and reflects the use of locally distinctive materials. The siting of the extension means that only the least valuable part of the building is affected whilst the significance of the historic core is upgraded. Changes have been made to the scheme following pre-application discussions to further conserve earlier parts of the building.

DM27 – Development in Conservation Areas

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Particular emphasis should be given to conserving:

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- **Local distinctiveness, especially in terms of characteristic materials, trees, built form and layout, tranquillity, sense of place and setting**

6.7 Care has been taken in the design process to investigate and understand the heritage value of the property. These values are in physical terms as well as associative and historical terms. As a consequence, those parts of the building which contribute most to the character and heritage interest of the conservation area have been protected and where appropriate, replicated or restored. The footprint with its addition to the rear, will reflect the historical pattern of construction throughout the conservation area because it is restricted to the one bay width and continues the pattern of extending backwards along the long, narrow plots.

- 6.8 The choice of materials has also been well considered. Materials reflect the prevalent use of red brick with clay tile within the conservation area. However, these are used in a modern way to give a sympathetic but contemporary style to the extension. The proposal complies with this policy.

DM29 – Heritage Assets

- 6.9 [...]

Alterations, additions or other works affecting the special interest of a heritage asset should:

- i. retain the historic plan form and structural integrity of the building;**
- ii. retain the architectural and historic features forming part of the special interest of the building**
- iii. reinforce the intrinsic character of the building through the use of appropriate materials and details;**
- iv. not harm the special interest of buildings or structures forming part of the curtilage of the heritage asset.**

[etc ...]

- 6.10 The historic plan form is largely retained and in some places restored, although the use of the rooms will change. The insertion of a new stairway into the proposed new extension removes the previously planned removal of the Victorian ceiling/floor following pre-application discussions. This change also allows for the original depth of the entrance hall to be reinstated. The rear room, previously the dining room and later the ground floor bathroom, is internalised and converted to WC and storage. This is not a significant room and its previous changes had already changed its character. It is not considered that this further change is a further loss to the character of the building. On the contrary, the restoration of what is now called the entrance hall should be considered as an enhancement, better revealing the original room layout. The old staircase can be retained in situ.
- 6.11 The architectural and historic features of the building are retained and enhanced. At present, the workshop is neglected and lifeless. The insertion of the partitions has damaged the understanding of the workshop layout and the modern slab and tile floor has damaged the breathability manifesting its effects with considerable dampness. Addressing this issue with the insertion of the limecrete floor is the premier solution and will enhance the longevity of the structure. The rear elevation has been altered and has caused harm to the historic elevation. Whilst historic fabric has already been lost, the restoration of the workshop window range on this elevation will achieve much in terms of returning architectural features and interest to the building.
- 6.12 The proposed use of brick and tile will enhance the character of the historic building, and the replacement of tiles on the roof of the workshop is a bonus in terms of reinforcing the character and historic detailing.

- 6.13 The proposal therefore complies with this policy.

National Planning Policy Framework (NPPF)

- 6.14 Of particular note in Chapter 16 of the NPPF is paragraph 199 [July 2021 version] which requires that **“great weight should be given to the asset’s conservation”** when considering the impact of a proposed development on a designated heritage asset, and that the more important the asset, the greater the weight should be.
- 6.15 Paragraph 202 says that **“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viability.”**
- 6.16 The applicants do not consider that any harm is caused to the heritage asset and trusts that the planners agree. However, if the local planning authority believes that the mere addition of the extension in principle causes harm, it is contended that this must be considered as “less than substantial”. In these circumstances, the proposal in its entirety should be considered in relation to the overall positive impact the changes will make to the sustainable structure of the building, its conservation and viability – all matters that are of public interest. The repairs to be carried out including the rectification of severe damp issues caused by past alterations, contribute to the longevity of the building. The reversal of internal and external changes including the subdivision of the floorplan, and externally, the alterations to the rear elevation of the workshop (all of which were approved by the local authority), must now be considered enhancements which easily offset the changes to the Victorian elevation. Without the benefit of enhanced accommodation, the restoration and conservation works are likely to be unviable and unattractive.

7. Summary and Conclusion

- 7.1 The property has an interesting and almost uninterrupted use as an important forge for the supply of horseshoes etc and its demise in terms of a business reflects the progress from horsepower to motorised vehicles and the production of mass manufacture of metal products. The building exhibits different phases of change at the rear and within the workshop. Most recently, alterations have been made to accommodate the frailties of an elderly person by bringing the important facilities downstairs. But this has had a negative impact on the enduring interest of the building. Through this proposal much of this is planned to be addressed by reversing and eliminating some of these damaging elements. Balanced with this is the plan to enhance the accommodation through the creation of an extra bedroom and ground floor family room. The proposed extension is modest in size and carefully designed to be harmonious with the existing structure in terms of massing, orientation, bulk, materials and design features. A detailed understanding of the history of the building has led the design process and a sensitive scheme has been achieved.
- 7.2 Coupled with the new and revised floorspace, will be the conservation of the building structure including addressing severe damp issues. The installation of a limecrete floor in the workshop is an expensive but first class element of the scheme safeguarding the longevity of the structure. The installation of modern insulation above the workshop will

also add to the long term sustainability of this historic dwelling. Coupled with restoration of original floorplans and elevations, these will bring positive benefits of the proposal from a heritage perspective.

- 7.3 It is therefore respectfully requested that the local planning authority supports this application.