

# HERITAGE STATEMENT

for

for a single-storey rear extension at:

**NEATHAM GRANGE, LOWER NEATHAM MILL LANE, HOLYBOURNE, GU34 4NP**

**2111-PL-12**

**December 2021**



*Fig.1. Map of Neatham, dating from 1895*



**VOLLER ARCHITECTURAL DESIGN**

Atticus House, 2 The Windmills, St Marys Close, Alton, Hampshire GU34 1EF

## 1.0 THE EXISTING SITE & LISTING

- 1.01 The Grange is situated immediately south of, and adjacent to the River Wey and its host dwelling, grade II listed Neatham Mill. The A31 is located close by, further to the north. The site is accessed from the eastern end of Lower Neatham Mill Lane by vehicle (not the northern Holybourne end of the lane where there is pedestrian access under the A31)
- 1.02 **Neatham Grange** is a Grade II listed residential dwelling. The Historic England Listing ID is 1179166 (date listed, 15th August 1985). The property was the former mill house to neighbouring Neatham Mill, built in early 1800s, and extended in the late 19th century to its current form. In more recent times a single-storey cloakroom extension was added to the back of the house in 1996 and a period styled conservatory was added in 2001.
- 1.03 In the listing, the host dwelling is described as having special or historic interest.

*House, formerly the mill house to Neatham Lower Mill. Early C19, with late C19 minor extensions and alterations. Stucco and brick walls, slate and tile roof. Continuous front (east) of 3.2 storeys, 2-1 windows. Low-pitched hipped slate roof with plain wide eaves to the south side, the north wing having a plain tiled roof. Plain walls (a painted brick section at the extreme east side is of the late C19 extension), plinth. Sashes in reveals. Porch of slender columns and pilasters, with simple mouldings to the entablature, arched entrance having a radiating Gothic fanlight, a reeded impost band, and 6 panelled door. The south elevation is symmetrical, of 3 storeys, 2 windows, with a C19 extension on the west side: hipped roof, red brick walls in header bond with rubbed flat arches, sashes in reveals with a French window at the east side: the west extension has an upper Victorian sash within a slate hung ½-gable, above a rendered ground floor. The rear (west) elevation has 2.3 storeys, 3.2 windows, with altered features, but including a tall round-headed staircase sash window. Inside, there remain Regency details, including the staircase, ceiling cornice in the hall, panelled doors in architraves (with reeded middle band).*

## 2.0 HISTORY OF THE SITE

- 2.01 The small village of Neatham dates to Roman times – Neatham, then a settlement known as Vindomis, was at the intersection of the road from Winchester to London and Chichester to Silchester – and there has been a mill recorded on the Upper Wey at Neatham at least since the Domesday book. Though there were once 2,500 inhabitants of Neatham, today the settlement is much smaller, numbering a dozen houses. Though the road to Chichester still passes in front of the house, the Grange and the Mill have been demolished and rebuilt several times over the centuries.
- 2.02 The main part of the present Grange building dates from the 19<sup>th</sup> century and is Regency in style. Including a substantial cellar, the main part of the house is a four-storey stuccoed structure, with sash windows. Attached to it, to the north, is what is noted in the Listing description as a lower two-story wing – a combination of two successive 19<sup>th</sup> century extensions, although there is OS mapping evidence from 1895 to suggest that at least part of the two-storey element attaching to the tall Regency house predates its grander partner: the corner of the latter appears to be built up off the two-storey back elevation brickwork (showing a straight joint with another straight joint where the first floor tile hanging starts, suggesting that the northernmost element, containing the kitchen, is more recent); there is

a similarly placed vertical joint, visible as the transition from render to painted brickwork on the two-storey front elevation. Another clue pointing to this evolution is the asymmetry of the Regency house – it seems to need a balancing set of rooms and windows to the right of the front door: perhaps the bottom fell out of the milling business before the work could be completed, and the earlier two-storey ranges remained here.



*Fig.2. View south from Neatham Mill towards front elevation of Neatham Grange*

- 2.03 The owners, husband and wife Alex Perry and Tessa Laughton, have researched the history of the building extensively and located several estate agent catalogues – from the early 20<sup>th</sup> century and from the 1960's. These indicate that the dimensions of this detached building have not changed significantly since the 19<sup>th</sup> century. That said, the exterior and interior of the lower, northern portion of the house indicates extensive reworking. Old windows have been bricked up and new ones added, doorways have been created, new fireplaces have been built and old hearths bricked up and demolished. Notable newer additions have been: French doors added to the Dining Room in place of a modern bay window; the insertion of cosmetic wooden ceiling beams and wall panelling in the dining room, which hang off a metal frame encased in the ceiling and give a rustic effect; and the bricking-up of a door from the cellar/kitchen into the rear garden.



*Fig.3. Doorway from cellar to rear garden bricked-up (to be retained in the proposed scheme as a feature)*

### 3.0 THE PROPOSALS

- 3.01 The proposals involve the demolition of the existing rear single-storey cloakroom extension, built circa 1996 which are not part of the historic fabric of the listed building, and build a new larger single-storey extension in its place, with a dining room area which will be open-plan with the existing kitchen and dining room (with the existing dining room to become a family area) The proposed extension will be 4.325m deep x 11.32m wide with a flat roof over and Regency period styled.
- 3.02 Despite the listing of the property, the existing cloakroom (to be demolished) has a modern construction, and has no heritage value.
- 3.03 A section of the rear external brickwork wall will be removed to open up the space between the original house and the new extension. A new beam will need to be installed, on padstones to a Structural Engineers specification, to support the part-timber frame and tile hung wall, and part brick wall above. Waterproofing of the proposed flat roof will need to be tucked into the external wall in accordance with Lead Sheet Association recommendations and guidelines.
- 3.04 Existing brickwork will be salvaged where possible for re-use in the new extension. The existing dining room French doors will be salvaged, refurbished and used in the new extension.

- 3.05 There exists on the external rear elevation an original opening to the cellar which has since been bricked up. The intention is to retain this as a feature on the rear elevation.
- 3.06 The design of the proposed extension is that of a Regency styled Orangery , to match with the original house.
- 3.07 The proposals do not involve any works to the grade II listed host dwelling, Neatham Mill, nor do they overlook cause any harmful impact on surrounding amenity. The proposals would only be visible from Neatham Mill.



*Fig.4. View north east along the river towards Neatham Mill and Grange t*