

108 HIGH STREET, ODIHAM, HAMPSHIRE

HERITAGE STATEMENT



JPHERITAGE

April 2022

PROJECT: 108 High Street, Odiham, Hampshire

DOCUMENT TITLE: Heritage Statement

CLIENT: Lamron Developments (Odiham) Ltd

PREPARED BY: Jamie Preston, Heritage Consultant

JPHERITAGE

Worting House

Church Lane

Basingstoke

Hampshire

Mob: 07974 671840

Email: jamie.jpheritage@gmail.com

SITE VISIT: 12th November 2018 and 13th April 2022

REPORT ISSUED: 29th April 2022

JPH PROJECT NO: 21/099

CONTENTS

1	INTRODUCTION	
1.1	Project background	4
2	POLICY CONTEXT	
2.1	NPPF	4
2.2	Hart District Local Plan (Strategy and Sites) 2016-2032	5
3	UNDERSTANDING THE HERITAGE	
3.1	Heritage designations	5
3.2	Historical background	5
4	DESCRIPTION OF THE LISTED BUILDING	7
5	STATEMENT OF SIGNIFICANCE	24
6	ASSESSMENT OF IMPACTS OF THE PROPOSED DEVELOPMENT	25
7	CONCLUSIONS	29

BIBLIOGRAPHY

APPENDIX 1 - ROOM KEY PLANS

APPENDIX 2 – OPENING UP WORKS

APPENDIX 3 – 2020 APPLICATION PROPOSAL DRAWINGS

APPENDIX 4 – CURRENT APPLICATION PROPOSAL DRAWINGS

108 HIGH STREET, ODIHAM - HERITAGE STATEMENT

1.0 INTRODUCTION

1.1 Project background

1.1.1 This Heritage Statement has been prepared by JP Heritage on behalf of Lamron Developments (Odiham) Ltd to inform proposed alterations to the Grade II listed 108 High Street, Odiham.

1.1.2 This document provides an outline description of the historic development and significance of the Grade II listed building and an assessment of impact of the proposed alterations. This has been undertaken to meet the requirements of the LPA in accordance with paragraph 194 of the National Planning Policy Framework (NPPF, revised 2021).

2.0 POLICY CONTEXT

2.1 NPPF (Revised 2021)

2.1.1 The National Planning Policy Framework (NPPF) sets out national planning policy relating to the conservation of the historic environment. It advises that in determining planning applications *'local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made to their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance* (paragraph 194).

2.1.2 Annex 2 of the NPPF defines a Heritage Asset as being *'a building, monument, site, place area or landscape identified as having a degree of significance meriting consideration in planning decisions.'* Heritage assets are the valued components of the historic environment. They include designated heritage assets and non-designated heritage assets.

2.1.3 In determining planning applications, the NPPF advises that local planning authorities should take account of (paragraph 197):

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

2.1.4 Specific guidance on the treatment of designated heritage assets (listed buildings) emphasises the need to understand the significance of a heritage asset in order to determine impacts on the historic environment (paragraph 199). It advises that *'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

2.1.5 Paragraph 200 continues by stating that *'any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'.*

2.2 Hart District Local Plan (Strategy and Sites) 2016-2032

- 2.2.1 The policy that relates to the historic environment is set out in Policy NBE8 of the Hart Local Plan (2032). It states that:

Development proposals should conserve or enhance heritage assets and their settings, taking account of their significance.

Proposals that would affect a designated or non-designated heritage asset must be supported by a heritage statement (proportionate to the importance of the heritage asset and the potential impact of the proposal) that demonstrates a thorough understanding of the significance of the heritage asset and its setting, identifies the nature and level of potential impacts on the significance of the heritage asset, and sets out how the findings of the assessment has informed the proposal in order to avoid harm in the first instance, or minimise or mitigate harm to the significance of the asset.

Proposals which would lead to the loss of, or harm to, the significance of a heritage asset and/or its setting, will not be permitted unless they meet the relevant tests and assessment factors specified in the National Planning Policy Framework.

3.0 UNDERSTANDING THE HERITAGE

3.1 Heritage Designations

- 3.1.1 108 High Street, Odiham was added to the statutory *List of Buildings of Architectural or Historic Interest* at Grade II on 8th July 1952. The listing was amended on 26th June 1987. The list description reads as follows:

C18, C19. 2 storeys, 4 windows. Red tile roof, hipped at west end, moulded eaves cornice on brackets. Red brick walling in header bond, with rubbed flat arches, stone cills, plinth. Sashes in reveals to 1st floor. 1 ground floor Victorian sash. Centre of ground floor has an early C19 shopfront with angular bay flanked by a door on each side, enclosed in pilasters, having a 2-pane fanlight, frieze and cornice above, the east door now fixed. Square carriage arch at east side leads to yard, the west side having a rear extension to the early C19, of 2 storeys, 3 windows, with red tile roof, dentil eaves, red brickwork, sashes and a good doorcase with moulded dentil cornice, architrave, fanlight, 6-panelled door. North end returns as ½ hipped gable with timber-framed upper wall, 1st floor band.

3.2 Historical background

- 3.2.1 The Odiham tithe map (1842) shows the rectilinear footprint of 108 High Street with what appears to be a shopfront facing onto the High Street. The carriage entrance is shown on the eastern side of the building. A structure at right angles to the main range is shown at the northern end of the building.

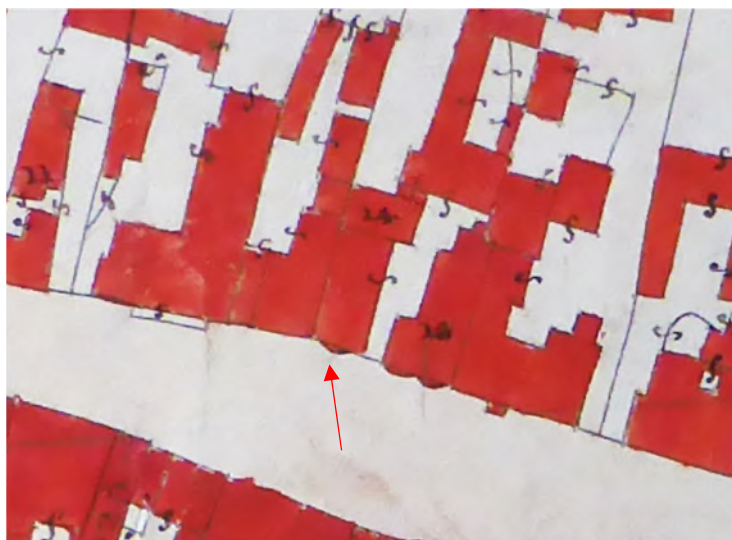


Figure 1: Extract from the Odiham tithe map (1842)

- 3.2.2 The 1st edition of the Ordnance Survey map (1871) does not show any clear changes to the footprint of 108 High Street. The garden to the rear is shown with a path and a regular layout of trees. Of note, 108 High Street is annotated as 'Post Office'.



Figure 2: Extract from the 1st edition Ordnance Survey Map (1871)

- 3.2.3 Later 19th and early 20th century Ordnance Survey maps (1896, 1910, 1931 and 1945) do not show any clear changes to the footprint of 108 High Street. 108 High Street is continues as a post office during this time. The one change of relevance relates to the creation of a gap on the western side of the rear of 108 High Street. This may relate to the rebuilding/remodelling of the Tuns Hotel in the later 19th century.



Figure 3: Extract from the 2nd edition of the Ordnance Survey map (1896)

3.3 Planning history

3.3.1 The relevant planning history for 108 High Street is as follows:

77/03957/HD – Change of use from shop to office (Refused);

94/01026/LBC – Replacement of oak supporting beam with steelwork to 1st floor and secondary steelwork to support ground floor;

94/02036/LBC – Internal alterations (Approved);

96/01107/LBC – Form a new door opening within structural internal wall (Approved).

20/02996/FUL and 20/02997/LBC - Subdivision of existing ground floor retail unit, change of use of part of the ground floor to C3 and existing first floor flat subdivided to provide a total of 2 x retail units and 3 x flats (2 x 1 bed and 1 x 3 bed) (Refused).

4.0 DESCRIPTION OF THE LISTED BUILDING (refer to Appendix 1 for room keys)

4.1 The overall form of 108 High Street comprises a single room depth 2-storey element facing onto the High Street. This includes a carriage entrance to the right. The wing to the rear includes an M-profile roof with a central valley. This wing extends to a half hipped structure on the northern side of the building (not included as part of 108 High Street). The east elevation can be observed from the yard between 108 High Street and 102 High Street. The west elevation can be viewed from a narrow alley to the rear of 108 and 110 High Street.

4.1 Exterior

4.1.2 108 High Street is of brick construction in header bond to the front elevation and Flemish bond on the side (east) elevation. The front elevation includes four 6-over-6 unhorned sash windows on the first floor. The ground floor includes a 1-over-1 unhorned sash window to the right and shopfront to the centre and left.



Figure 3: Front elevation of 108 High Street

- 4.1.3 The shopfront has been modified but retains elements of the shopfront referred to in the listing description. The main change is the replacement of multi-paned lights with large undivided lights. The fascia, transoms, pilasters, mullions, stall risers, sills and canopy of the 19th century shopfront remain.



Figure 4: Detail of the shopfront

- 4.1.4 The east elevation is symmetrical with a central 6-panelled door and doorcase. There are three 6-over-6 sash windows on the first floor and two sash windows with exposed box-frames on the ground floor.



Figure 5: East elevation of 108 High Street

- 4.1.5 The west elevation is more problematic to view but narrow bricks laid in random/English bond are apparent at ground floor level and more regular bricks on the upper floor. This suggests two phases of construction with perhaps the rear of the western side of 108 High Street incorporating an earlier structure. The ground floor windows on this elevation, two of which have tiled sills, are considered to be later insertions.



Figure 6: Narrow bricks at ground floor level on the left hand side of the west elevation

4.2 Ground floor

Room G1

- 4.2.1 The shopfront includes a modern glazed door. The shopfront window is a canted bay with modern glazing and applied lead comes. This appears to be a c. mid-20th century alteration to an earlier shopfront. There is an openwork decorative panel at the head of the window. The glazing on the right hand side of the canted bay includes older glass and appears to relate to the original shopfront. The window opening to the west of the shopfront is original but the 1-over-1 sash window is a 20th century replacement.



Figure 7: 20th century glazing and 19th century detailing

- 4.2.2 Room G1 is a large open space with two short sections of internal wall towards the centre of the room. A proposed ground floor plan for the 1994 application (ref. 94/02036/LBC) notes that this central partition was of stud and brick construction. Opening up works were carried out on 11th August 2022 (**Appendix 2 – Opening up works**). Hart District Council's Conservation Officer was present during the work. The opening up works confirmed that the

two small sections of partition on the ground floor include historic timber posts. The structural engineer's report shows that the first floor structure comprises timber beams that align with the position of these posts. There is a steel beam in the front part of the first floor structure.



Figure 8: Timber post concealed behind a modern plasterboard finish

- 4.2.3 The eastern wall includes a chimney breast with blocked fireplace. The blocked opening has a segmental arched head. On the north-east side of G1 there is evidence for a partition in the plaster finish. There is also a blocked window. The infill is Fletton bricks suggesting a c. mid-20th century alteration. Along the rear wall there is another blocked fireplace with a brick arch. The infill is concrete blocks. The east wall includes a large timber at sole plate level. This timber appears to have been re-used.



Figure 9: Chimney breast and blocked fireplace on the eastern side of G1



Figure 10: Evidence for a partition, blocked window opening and brick fireplace in the north-east corner of G1

- 4.2.4 At the centre of the partition on the northern side of G1 is a round headed opening. This is formed from hand sawn studs/posts from which the timber arch springs. The posts and the wooden elements of the round arch retain some evidence for a lath and plaster finish. The form of construction of the round arched head suggests a later alteration. The door opening to the right of this relates to the 1996 permission for the formation of a new door opening (ref. 96/01107/LBC).



Figure 11: Blocked opening between G1 and the staircase hall to the north (G3)

- 4.2.5 There is a chimney breast with blocked fireplace on the west wall of G1. The ceiling in G1 is a modern false ceiling. Above this there are joists and a lath and plaster finish.



Figure 12: Chimney breast on the western side of G1

Room G2

- 4.2.6 G2 is an entrance hall with access externally through the door on the east elevation and internally from the staircase hall. The front door is a 6-panelled door with sunk panels internally and mouldings of late 18th to early 19th century style. The architrave of similar design to elsewhere in the building. The door is hung on butt hinges. There is a 3-pane overlight above the door.



Figure 13: 6-panelled front door on the eastern side of the entrance hall

Room G3

- 4.2.7 Room G3 is the staircase hall which contains an early 19th century staircase. The staircase and hall dado rail is of different design to the first floor rooms. There is a modern fire door between the staircase hall and entrance hall.

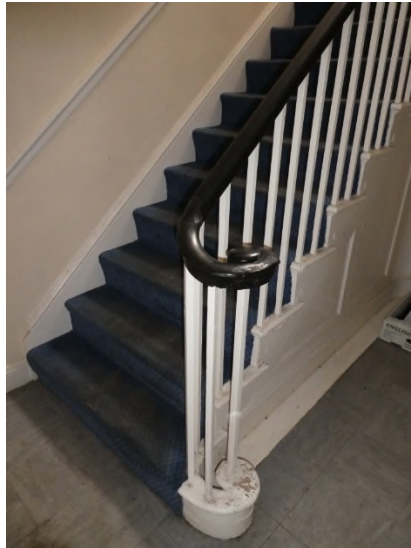


Figure 14: Early 19th century staircase in G3

Room G4

4.2.8 Access to G4 is from the entrance hall (G3) through a door opening with a 20th century architrave and modern fire door. There is a relatively substantial chimney breast on the northern side of the room. There is a 6-over-6 sash window on the eastern side of the room with cyma and bead architrave. The reveals include a recess which would have originally housed internal shutters.



Figure 15: Chimney breast on the northern side of G4



Figure 16: Sash window on the eastern side of G4

- 4.2.9 There is a short section of masonry wall on the southern side of G4 which may relate to the original floor plan. It corresponds with the western partition to F8 on the first floor. However, this section of wall is not shown on the 'as existing' ground floor plan for the 1994 application (ref. 94/02036/LBC).



Figure 17: Short section of masonry wall (left) in G4

Room G5

- 4.2.10 Room G5 is a kitchenette and a W.C. There was a partition for a W.C. shown on the 1994 'as existing' layout which has been extended to create a kitchenette. These partitions are finished with plasterboard. Room G5 includes a window opening with a 6-over-6 sash window, splayed reveals and a 20th century style architrave. It appears that this window opening may have been inserted following the rebuilding of the Tuns Hotel in the late 19th century.



Figure 18: 20th century sash window in G5

4.3 First floor

Room F1

4.3.1 Room F1 is accessed through a 4-panelled door with sunk panels and cyma mouldings. The architrave also includes a cyma and bead. The room includes a chimney breast with blocked fireplace, a cupboard along the north partition and a sash window. The sash window opening includes splayed reveals, presumably for shutters, and an architrave of similar design to the door architrave. The sash window itself is a later replacement with Brighton pattern sash fastener. The 4-panelled cupboard door includes sunk panels and cyma moulding. The architrave is of the same design as the architrave for the sash window opening and door to F1. Both doors have white plastic/bakelite door knobs. There is a cornice and picture rail on the north, east and part of the south wall. The west wall has coving and no picture rail.



Figure 19: Room F1 with chimney breast to the right



Figure 20: 4-panelled door to F1



Figure 21: Detail of a Brighton pattern sash fastener

4.3.2 A test panel of plaster was removed from the partition between F1 and F2 on 11th August 2022. This revealed machine sawn laths which suggest a later alteration (19th century) possibly associated with the insertion of a partition on the first floor to create G1/G2. Test panels of plaster were also removed from the partitions forming two cupboards on the northern side of G1. These test panels revealed riven laths which suggests that these partitions are original.

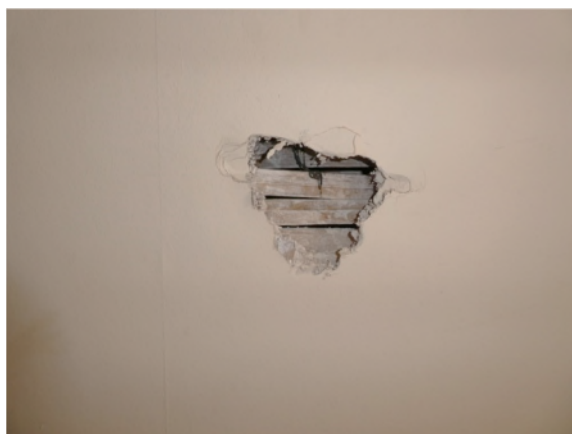


Figure 22: Machine sawn lath and plaster finish to the partition between F1 and F2



Figure 23: Riven lath and plaster finish associated with the cupboards on the north side of F1

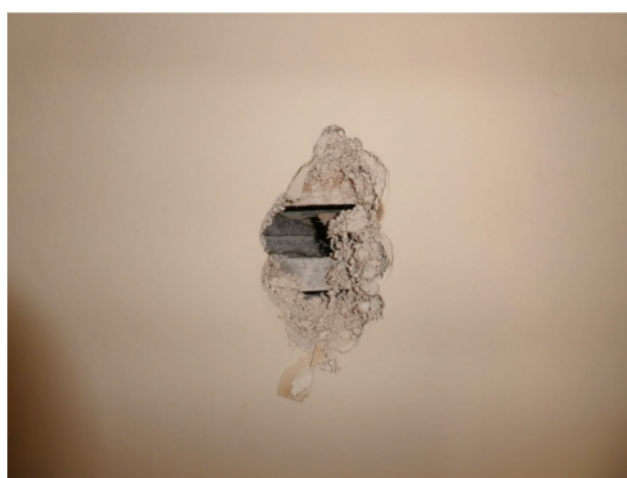


Figure 24: Riven lath and plaster finish associated with the cupboards on the north side of F1

Room F2

- 4.3.4 The partition between F1 and F2 projects along the line of a blocked window on the front elevation (see above evidence suggesting a later alteration). Room F2 is accessed through a door from a corridor (F4). The 4-panelled door includes sunk panels with cyma mouldings and is hung on rising butt hinges. There is a metal rim lock with white plastic/Bakelite door knobs. This room includes a chimney breast with blocked fireplace, a sash window and a cupboard/shelves on the right hand side of the chimney breast. The sash window is 6-over-6 panes and includes a Brighton pattern sash fastener. The reveals are splayed and include a cyma and bead architrave. The dado rail is of the same design as the example in F1 and passes over the blocked fireplace (later alteration). There is a plaster cornice which is also of a similar design to F1. There is a mix of skirting boards which appear to be of 20th century date.



Figure 25: Chimney breast in F2

Room F3

4.3.5 Room F3 is also accessed from corridor F4. Room F3 is located over the carriage entrance. There is a light change in floor levels between F2 and F3. The 4-panelled door and architrave have the same details as F2. The dado rail is also of the same design. The 6-over-6 sash window appears to be a later replacement with Brighton pattern sash fastener. The plaster cornice with cyma form is of slightly different style to those in F1 and F2. There is a cupboard to the right of the door into Room F3 with a 20th century door. A test panel of plaster was removed from this cupboard to reveal riven laths which suggests that the partition wall of the cupboard is original, or at least of an early date.



Figure 26: 4-panelled door to F3 (left) and cupboard door (right)



Figure 27: Riven lath and plaster finish associated with the cupboard on the north side of F3

Room F4

4.3.6 Room F4 is a corridor which leads from the landing (F7) and provides access to Rooms F1, F2, F3, F5 and F6. There is a cupboard at the western end of the corridor with a 4-panelled door and cyma/bead architrave. As noted above, the rear wall of the cupboard includes a riven lath and plaster finish.



Figure 28: Corridor F4 looking towards the landing

Room F5

4.3.7 Room 5 is accessed through a 4-panelled door and architrave of same detail and design as F1, F2 and F3. Room F5 contains a chimney breast which had a blocked fireplace in 2020. The panel blocking the fireplace has been removed to reveal a late 18th century hob grate. There is a thin wooden surround and a mantelshelf which includes Classical style mouldings. There are two cupboards either side of the chimney breast. The doors and architraves match the design of all of the other examples on the first floor. The plaster cornice is of the same design as F3 and the dado rail is the same as F1, F2 and F3.



Figure 29: Blocked fireplace and cupboards in F5



Figure 30: Late 18th century hob grate in F5

Room F6

4.3.8 Room F6 is accessed through a 4-panelled door with cyma and bead architrave. This room includes 20th century covings and a 6-over-6 sash window with splayed reveal. The sash window includes wide glazing bars and a Brighton pattern sash fastener. A small breach in the southern partition shows a lath and plaster finish.



Figure 31: Metal rim lock with Bakelite door knob to F6

Room F7

4.3.9 Room F7 is the landing at the top of the stairs. This is accessed from F4 through an opening with round arched head and pilasters either side. The staircase is typical early 19th century style with square section spindles and dark coloured handrail.



Figure 32: Early 19th century staircase

Room F8

4.3.10 Room 8 is accessed through a 4-panelled door with cyma and bead architrave. The door has a metal rim lock with white plastic/bakelite door knobs. There is a 6-over-6 sash window with obscure glazing and Brighton pattern sash fastener. There is an enclosure for a W.C. on the north-west side of the room. The W.C. has a 20th century horned sash window. There is a 4-panelled door to a staircase (not accessed) and another 4-panelled door to an under stairs cupboard. Both doors are of similar design to all of the other doors on the first floor. The stairs and a section of lath and plaster partition can be observed from within the under stairs cupboard. The stairs appear to be of some age, perhaps of 19th century date.



Figure 33: Northern side of F8



Figure 34: Staircase structure to the rear of F8

Room F9

4.3.11 Room F9 is accessed through a 4-panelled door with metal rim lock and dark Bakelite door knobs. There was a blocked fireplace on the north side of the room in 2020. The board blocking this fireplace has been removed to reveal a second half of the 19th century register grate. This includes a wooden surround and mantelshelf (same design as in F5). This room also includes a cupboard with 4-panelled door to the right of the chimney breast and 20th century coving. A test panel of plater was removed from the partition between F8 and F9 in 2021. This revealed riven laths which suggest that the partition is original.



Figure 35: Blocked fireplace and cupboard door in F9



Figure 36: 19th century register grate in F9



Figure 37: Riven lath and plaster finish on the partition between F8 and F9

4.4 Roof structure

- 4.4.1 The roof structure on the western side of the rear wing can be observed from the stairs leading to the roof valley on the northern side of F8. The roof structure is characterised by staggered butt purlins, a mix of curved and straight raking struts and a ridge plank. These details are consistent with an 18th century date. The ceiling beams are axial and the joists appear to be attached to the soffit rather than jointed into the sides of the beams.



Figure 38: Roof structure over the western side of the rear wing

5.0 STATEMENT OF SIGNIFICANCE

5.1 Discussion

- 5.1.1 The evidence of the fabric is consistent with the listing description, i.e. an 18th to 19th century date for construction of 108 High Street. The diagnostic evidence for the earlier phase of the building's history includes the header bond brickwork, moulded eaves cornice and rubbed brick window heads which suggest an 18th century date. The fragmentary evidence on the ground floor (G1) suggests that there may originally have been a central entrance hall flanked by rooms (at least partway into G1). The round arched opening along the north wall of G1 is consistent with this type of plan.
- 5.1.2 The definition of the rear extension referred to in the listing description is not clear. There are no straight joints in the brickwork of the east elevation. The brickwork on the west elevation is characterised by narrow bricks laid in a random/English bond which suggest that part of an earlier structure was incorporated into the current 108 High Street. The best evidence for early 19th century work includes the principal staircase, shopfront and ground floor windows on the east elevation.
- 5.1.3 There have been a number of alterations to the first floor, including changes to the floor plan, e.g. partition between F1 and F2 (blocking a window on the front elevation). Although the position of cupboards appears odd for a Georgian style house, the opening up works has demonstrated that these are historic cupboards. The position of chimney breasts and partitions with lath and plaster finishes do provide some definition of the original floor plan. Much of the ground floor has been altered by modern alterations and the definition of the floor plan is poor. Again, the position of chimney breasts provides some clues to the original layout.
- 5.1.4 The opening up works on the first floor suggest that the floor plan remains substantially unaltered on the upper floor. The style of the doors, architraves and unhorned sash windows are indeed reminiscent of later 18th and early 19th century style. Some of the doors and some of the 6-over-6 windows appear to be later replacements. Some of the the doors include 20th century metal rim locks and Bakelite door knobs. There is no apparent evidence on these doors for earlier fittings and they do not therefore appear to have been re-used. Many are hung on hinges with Philips screws. This may of course mean that they have been rehung rather than replaced. There are late 18th and 19th century grates that remain in-situ within two

rooms. The late 18th century hob grate provides a date for the central eastern side of the listed building. The evidence of the fabric appears to suggest a number of 19th and early 20th century alterations to the first floor. Early to mid-20th century alterations include changes to the 19th century shopfront.

- 5.1.5 In summary, the shopfront, staircases, chimney breasts (some with historic grates), the first floor plan, fittings such as architraves, some doors, sash windows, as well as the symmetrical form and fabric of the elevations are considered to contribute to the special interest of the listed building.

6.0 ASSESSMENT OF IMPACTS OF THE PROPOSED DEVELOPMENT

6.1 Proposals

- 6.1.1 The proposed scheme is for the subdivision of the existing ground floor retail unit and change of use of part of the ground floor to residential use and conversion of the first floor into two flats (2 x retail units and 3 x flats).

6.2 Previous scheme

- 6.2.1 The original applications were registered on 4th December 2020 (Appendix 3, Figure 44). Revised plans were registered by HDC on 8th February 2021. Conservation Officer comments were received on 9th July 2021. These comments concluded that there were no objections to the proposed two units on the ground floor in principle but further investigation was required to understand the age and character of the isolated sections of partition. The Conservation Officer considered that all of the walls on the first floor were likely to be historic and objected to their removal without opening up works to determine their age and character. Based on the available information it was considered that the proposals would result in less than substantial harm.

- 6.2.2 As noted above, targeted opening up works of partitions proposed for removal/alteration as part of the original scheme revealed that the majority of the partitions include riven laths and only one includes machine cut laths. Subsequent to the opening up works a revised first floor layout was submitted to HDC on 25th August 2021 (Appendix 3, Figure 45). The Delegated Report refers to these revised drawings as follows:

These were not invited revisions and are only included within the purview of this report by reasoning that they do not materially alter the assessment.

- 6.2.3 The revised layout (25th August 2021) included the following changes:

- Incorporation of two sections of historic partition into the proposed layout on the ground floor (G1);
- Remove the existing partition with a machine lath and plaster finish (F1/F2) and insert a new partition that opens up the central window opening;
- Retain the partition with a cupboard door in F1;
- Removal of the partition between F6 and the cupboard in F1 and a new partition inserted;
- Retain the partition between F8 and F9 and insert a door opening;

- Block up the door to F8 but retain the definition of the opening by retaining the architrave.
- 6.2.4 The layout was further revised on 23rd September 2021 (Appendix 3, Figure 46) but the amended drawings were not accepted by HDC. In developing this revised layout, the viability of creating a rear studio flat and a larger flat to the front was considered. It was, however, considered that the creation of two studios and a relatively large flat would not be financially viable. The revised layout therefore retained the same subdivision of the first floor as set out in the original scheme.
- 6.2.5 The first floor layout was re-examined and solutions sought as to how impacts on historic fabric and the historic floor plan could further be kept to a minimum. As a result of this reassessment of the original scheme the revised first floor layout omitted the following:
- Removal of the partition between the front two bedrooms;
 - Removal of the partition forming the cupboard in the smaller bedroom to the front.
- 6.2.6 It was also proposed to only partially remove the partition between the cupboard in the front room (west) and the kitchen.
- 6.2.7 The revised layout retained the legibility of the floor plan as it currently exists and removed the need for associated alterations such as the removal and repositioning of the door to the central bedroom. The smaller bedroom layout with a small lobby and cupboard would remain as existing.
- 6.2.8 Changes to the partitions between the kitchen and the cupboard in the western bedroom were considered necessary to create a bathroom. This would have direct physical impacts on historic fabric. However, part of the partition would be retained and as a result the legibility of the original plan would be retained. The overall proportions of the kitchen (proposed bedroom) would only be slightly altered.
- 6.2.9 A front door would be inserted within the existing arch on the south side of the landing. To create a bedroom for the flat to rear it was considered necessary to block the door to the bedroom at the centre of the first floor. The existing door and architrave would be retained so that historic circulation routes along the passage leading from the landing remain legible.
- 6.2.10 With regards to the flat to the rear, it was considered necessary to create a new front door entrance from the landing. One of the existing openings would be infilled but the architrave would be retained. The existing door would be recycled to use in a proposed single door width opening to create access between the two rooms to the rear (proposed living room and kitchen). Access between the living room and bedroom would require the loss of some historic fabric on the western side of the chimney breast. This would also require the removal of a cupboard door and architrave, both of which could potentially be recycled for use in the proposed door opening.

6.3 Impact assessment – ground floor

- 6.3.1 The proposed scheme is essentially the scheme submitted as a revision on 23rd September 2021 (Appendix 4, figures 48-49). The front part of the ground floor (G1) will be subdivided to create two retail units. This creates a central entrance hall that appears to relate to the original

ground floor layout. Two timber posts encased within modern plasterboard will be incorporated into the new partitions. W.C.s are proposed at the northern ends of the two retail units. The W.C. in the right hand unit will mask a chimney breast and cupboard door but these will be retained in-situ and the W.C. represents a reversible change. The W.C. in the left hand unit will be positioned in an area of blank wall with a slightly recessed feature which appears to be an infilled window opening along the western wall. Similar to above, the proposed partitions will be reversible.

- 6.3.2 The entrance hall and the staircase will remain as currently exists (G3/G2). Alterations to the rooms to the rear (G4/G5) are minimal and include the removal of a partition with a plasterboard finish with no heritage value. A kitchenette is shown in the position of the current W.C. on the 1996 plan but no other partitions are shown in this space. It is proposed to alter the two windows on the western side of this space. This would impact on a 20th century sash window of low heritage value and a small area of brickwork to create a sash window opening. The pattern of openings are considered to relate to changes on this side of 108 High Street following the rebuilding of the Tuns Hotel in the late 19th century. Historic mapping shows that the former building on the Tuns Hotel site abutted the west elevation of 108 High Street. The proposed changes to the fenestration on the west elevation would not be visible from the surrounding streets and would not therefore materially impact on the character and appearance of the Odiham Conservation Area.



Figure 39: Two windows proposed for alteration on the ground floor west elevation



Figure 40: View from Deer Park View looking east towards the western side of 108 High Street

6.4 Impact assessment - first floor

- 6.4.1 The proposed first floor layout requires the removal of a partition in the cupboards on the northern side of F1 and partial removal of the partition on the southern side of the kitchen (F6). As noted above, the proposed changes to these partitions between the kitchen and the cupboard in the western bedroom (F1) are considered necessary to create a bathroom. This would have direct physical impacts on historic fabric. However, part of the partition would be retained and as a result the legibility of the original plan would be retained. The overall proportions of the kitchen ((F6 - proposed bedroom) would only be slightly altered.
- 6.4.2 A small section of partition is proposed to be removed to create a shower room accessed from F3. This requires the removal of a small section of partition. This space will still read as a cupboard from within F3.
- 6.4.3 As noted above, a front door would be inserted within the existing arch on the south side of the landing (F7). To create a bedroom to the rear flat it is considered necessary to block the door to the bedroom at the centre of the first floor (F5). The existing door and architrave would be retained so that historic circulation routes along the passage leading from the landing remain legible.
- 6.4.4 As noted above, it is considered necessary to create a new front door entrance from the landing into the rear flat. One of the existing openings would be infilled but the architrave would be retained. The existing door would be recycled to use in a proposed single door width opening to create access between F8 and F9 (proposed living room and kitchen). Access between the living room (F9) and bedroom (F5) would require the loss of some historic fabric on the western side of the chimney breast. This would also require the removal of a cupboard door and architrave, both of which could potentially be recycled for use in the proposed door opening. It is proposed to remove the existing modern cupboard in F8. This represents an enhancement.
- 6.4.3 The late 18th century and 19th century grates that have been revealed within F5 and F9 will be made good and would form part of the proposed layout enhancing the historic integrity and character of this part of the listed building.

7.0 CONCLUSIONS

- 7.1 This assessment describes the historic character and significance of the areas affected by the proposed alterations. As such, it is considered that this Heritage Statement meets the requirements set out in paragraph 194 of the NPPF and local planning policy and provides sufficient information regarding the built heritage.
- 7.2 It is considered that the revised scheme would minimise harm to the significance of the listed building by making the minimal alterations required to make the proposed scheme viable. With regards to the historic floor plan, the revised proposals have minimised the impacts and retain a high degree of legibility, including the hierarchy and proportions of spaces and historic circulation routes. With regards to features of special architectural or historic interest, it is proposed to retain existing architraves in-situ and to re-use doors within the proposed layout. The making good and retaining in-situ of the late 18th century and 19th century grates on the first floor will better reveal the significance of the listed building. In this manner the historic floor plan and internal character will to a large extent be preserved.
- 7.3 The proposed floor plans would enhance the historic integrity of ground floor layout by reinstating a central hall or passage that incorporates two sections of historic partition. The revised first floor layout has due regard for the historic floor plan, historic circulation routes and character of the interior. The low level of harm resulting from the revised layouts are necessary for sustaining an optimum viable use for the building and its long term future.
- 7.4 As noted above, the proposed external alterations are minimal. The proposed alterations to the ground floor windows on the west elevation would not materially impact on the character and appearance of the conservation area.
- 7.5 Policy NBE8 states that *proposals which would lead to the loss of, or harm to, the significance of a heritage asset and/or its setting, will not be permitted unless they meet the relevant tests and assessment factors specified in the National Planning Policy Framework*. Due to some minor loss of historic fabric and slight changes to the historic floor plan required by the revised layouts, the proposal would represent less than substantial harm to the heritage asset, although this considered to be to a minor degree. Where less than substantial harm is identified the tests set out in NPPF state that *the harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*. The optimum viable use is the one likely to cause the least harm to the significance of the heritage asset. The Marketing Report produced by London Clancy (October 2021) sets out that at that time the premises had been comprehensively marketed for two and a half years and highlights the condition of the building as well as the potential for a future use. The report concludes that the proposed commercial and residential layouts represent the only viable option.
- 7.6 Policy NBE9 relates to design and states that *all developments should seek to achieve a high quality design and positively contribute to the overall appearance of the local area*. As set out in this statement the proposed external alterations would impact on 20th century windows and a small area of brick wall. The proposed sash window would reference the established form of windows that characterise the listed building. It is considered that the proposals would be in keeping with the character of the listed building and would have a neutral impact on the character and appearance of the of the conservation area.
- 7.7 The revised scheme has a much reduced direct physical impact on historic fabric and on the historic floor plan of the listed building. Historic fixtures such as doors and architraves that

will be impacted by the proposals will be recycled or retained in-situ so that the historic character and circulation routes remain defined. Newly historic revealed fixtures and fittings such as fireplaces will be retained in-situ and will enhance the character of the interior. Impacts on historic fabric would remain but it is considered that the revised scheme successfully mitigates these impacts while ensuring an optimum viable use for and, therefore, the long-term preservation of this currently redundant building.

- 7.8 It has, therefore, been demonstrated that the proposed development is in accordance with local and national planning policy in heritage terms and that the proposals represents the optimum viable use for the listed building.

BIBLIOGRAPHY

Brunskill, R W (2000) *Houses and Cottages of Britain* Victor Gollancz

Hall, L (2005) *Period House Fixtures and Fittings 1300-1900*

APPENDIX 1 – ROOM KEY PLANS

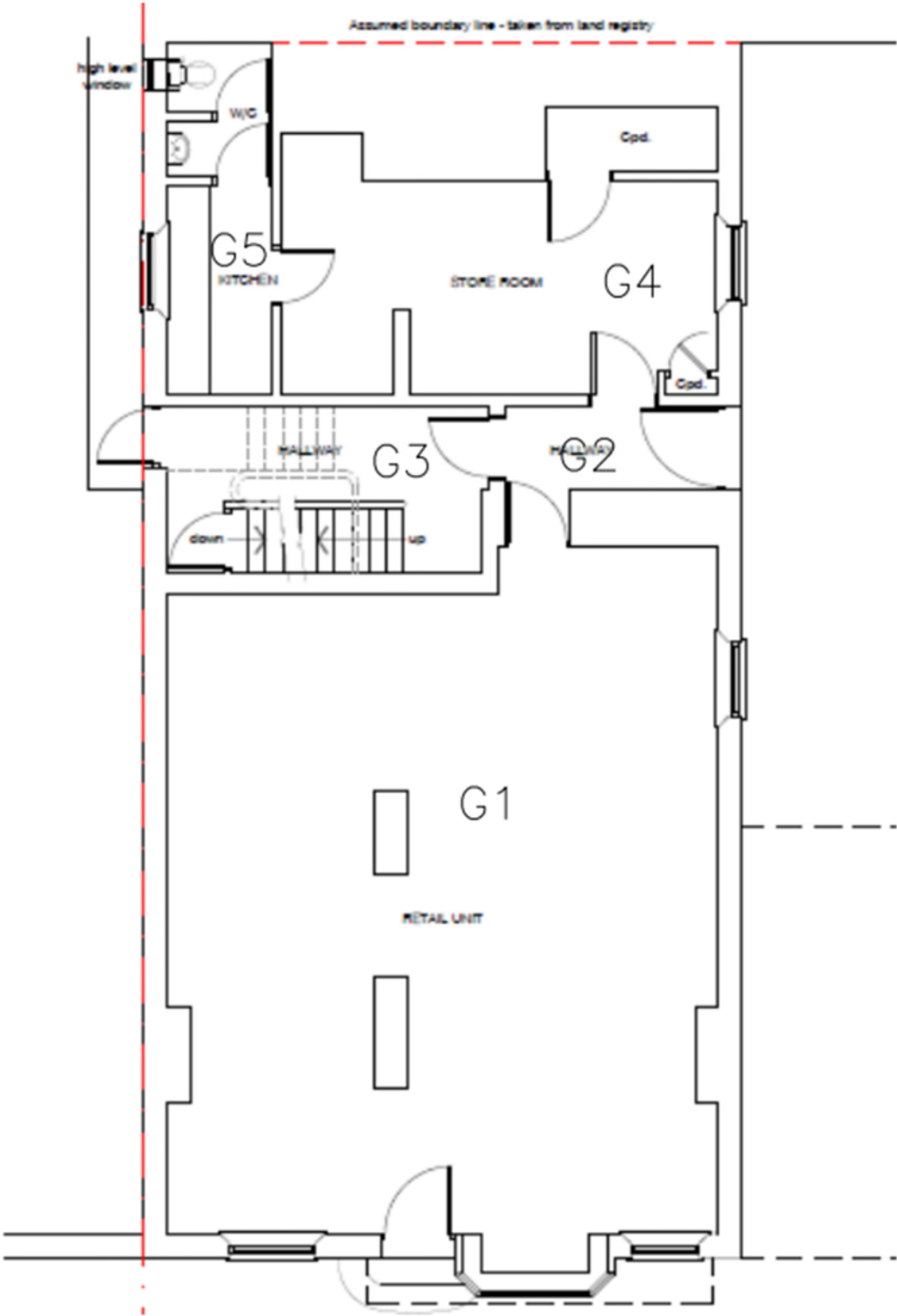


Figure 41: Ground floor room key

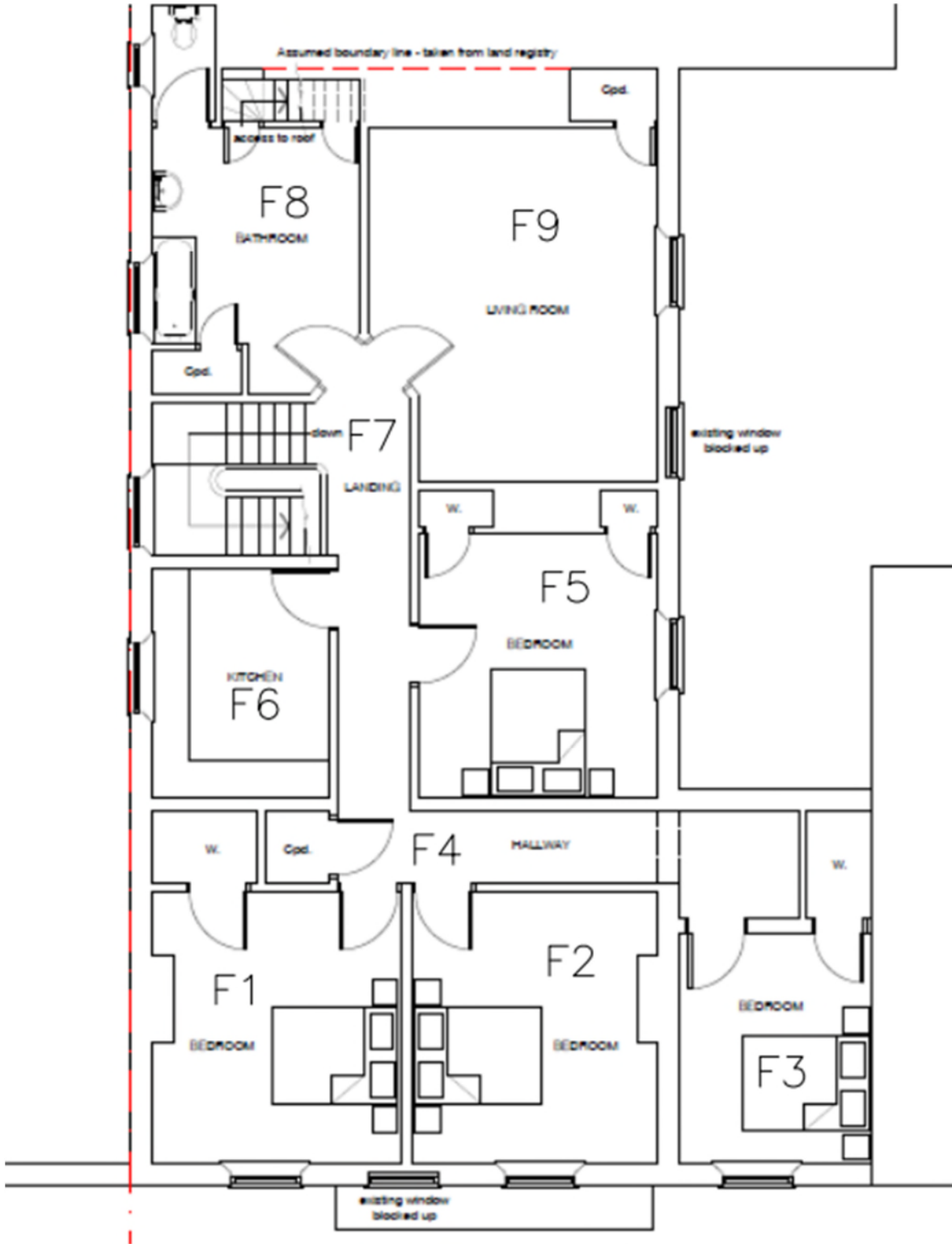


Figure 42: First floor room key

APPENDIX 3 – 2020 APPLICATION PROPOSAL DRAWINGS

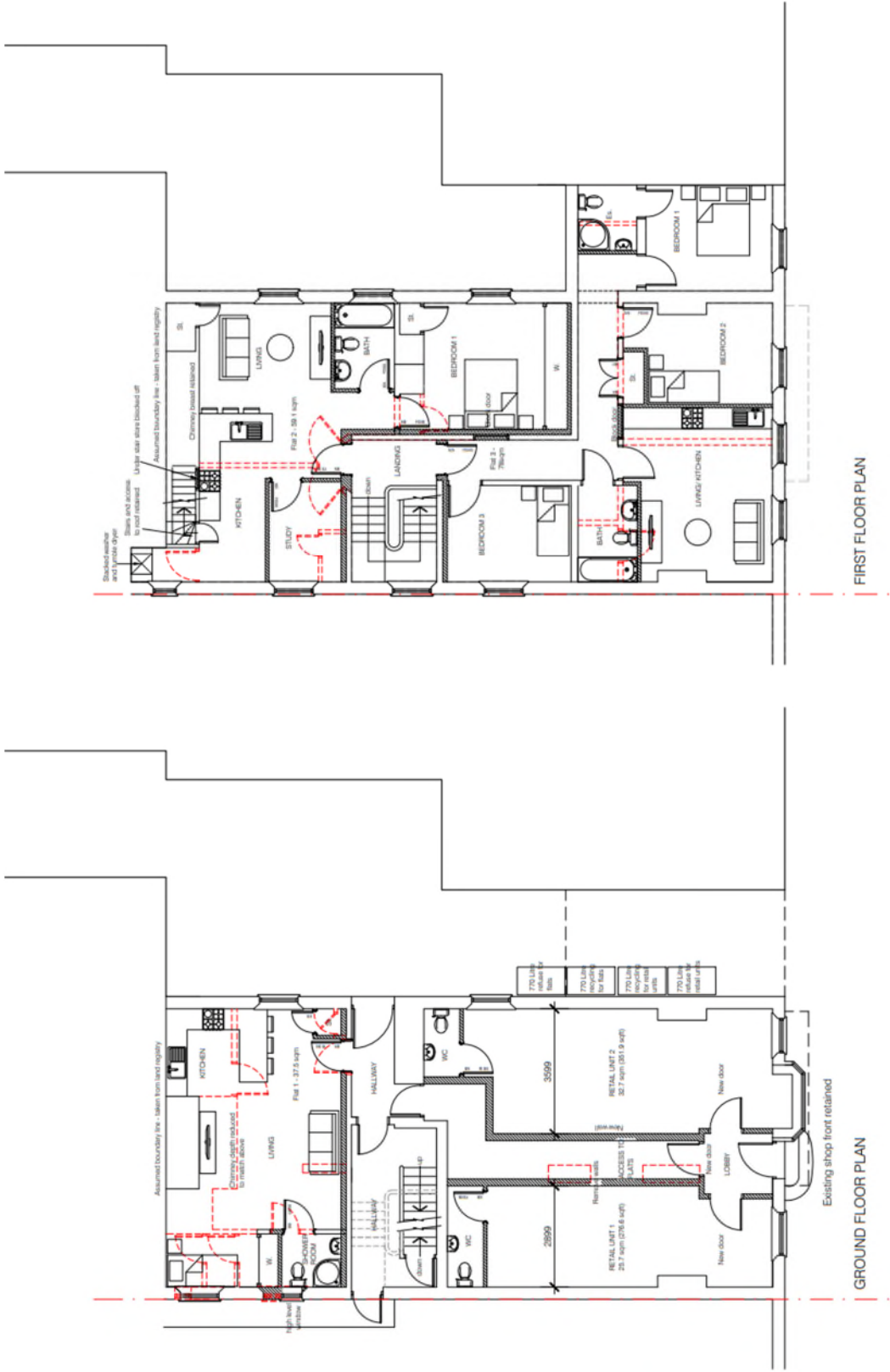


Figure 44: Proposed floor plans (24th November 2020)

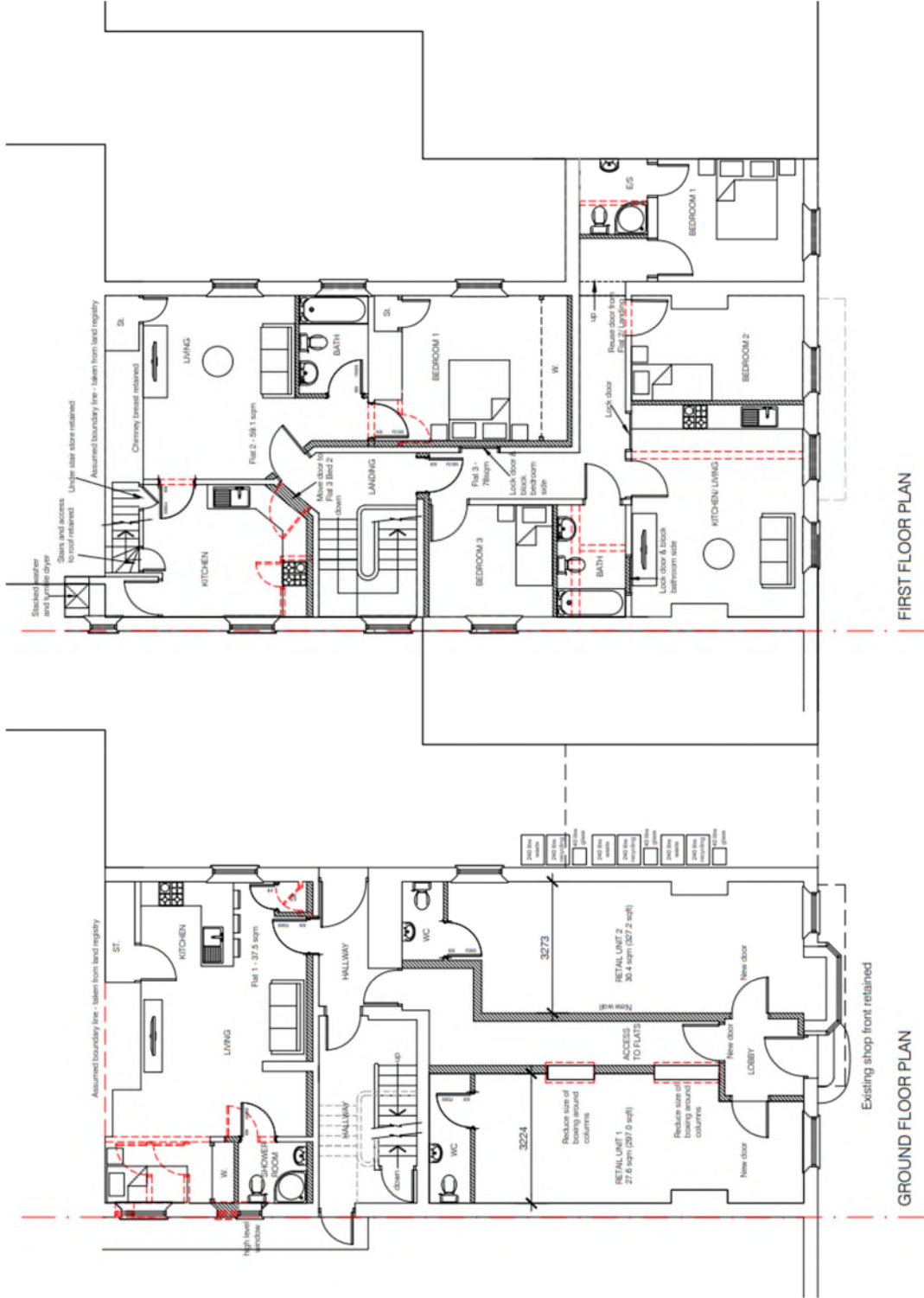


Figure 45: Revised floor plans following completion of the opening up works

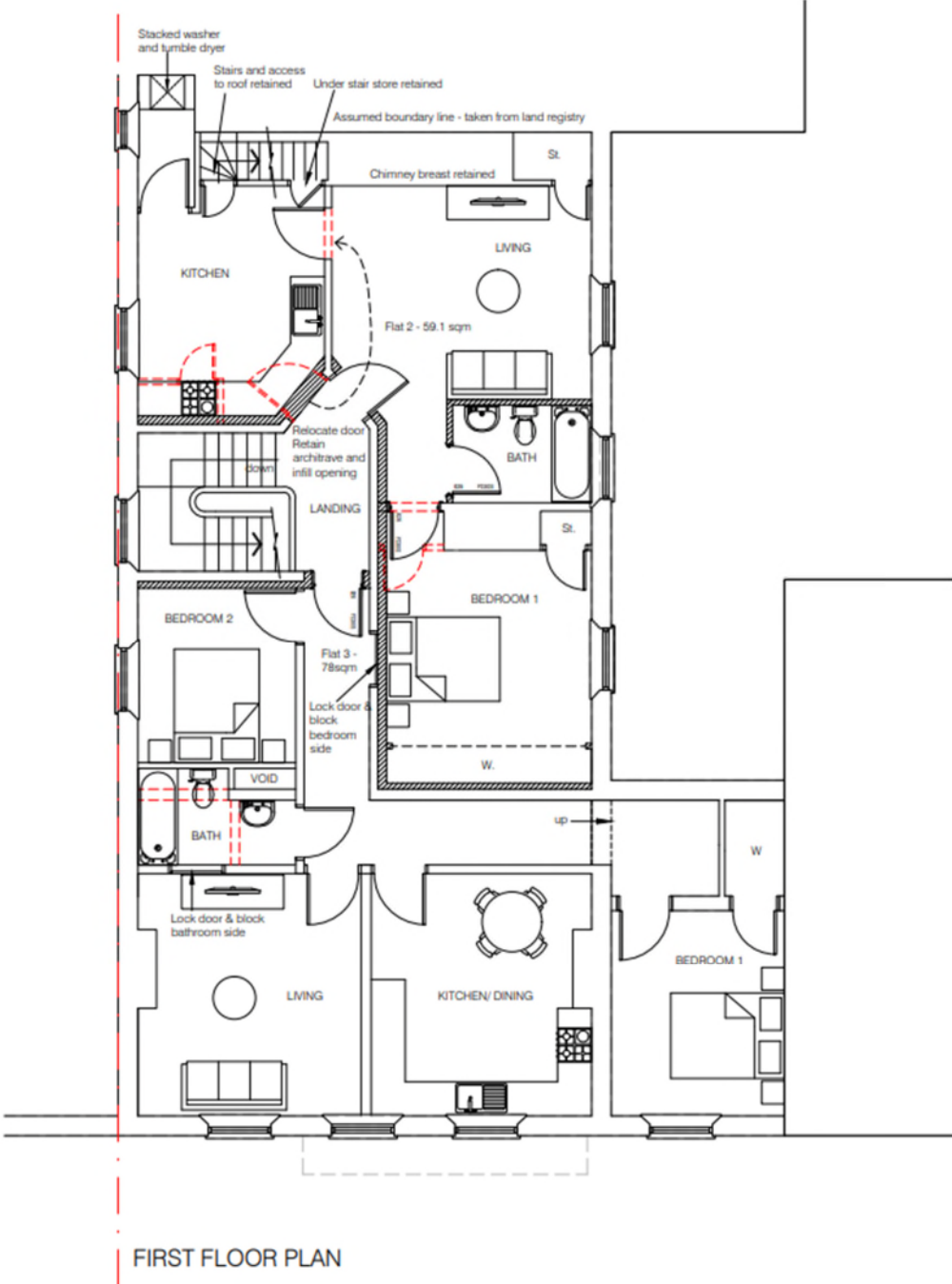


Figure 46: Revised first floor layout (23rd September 2021)

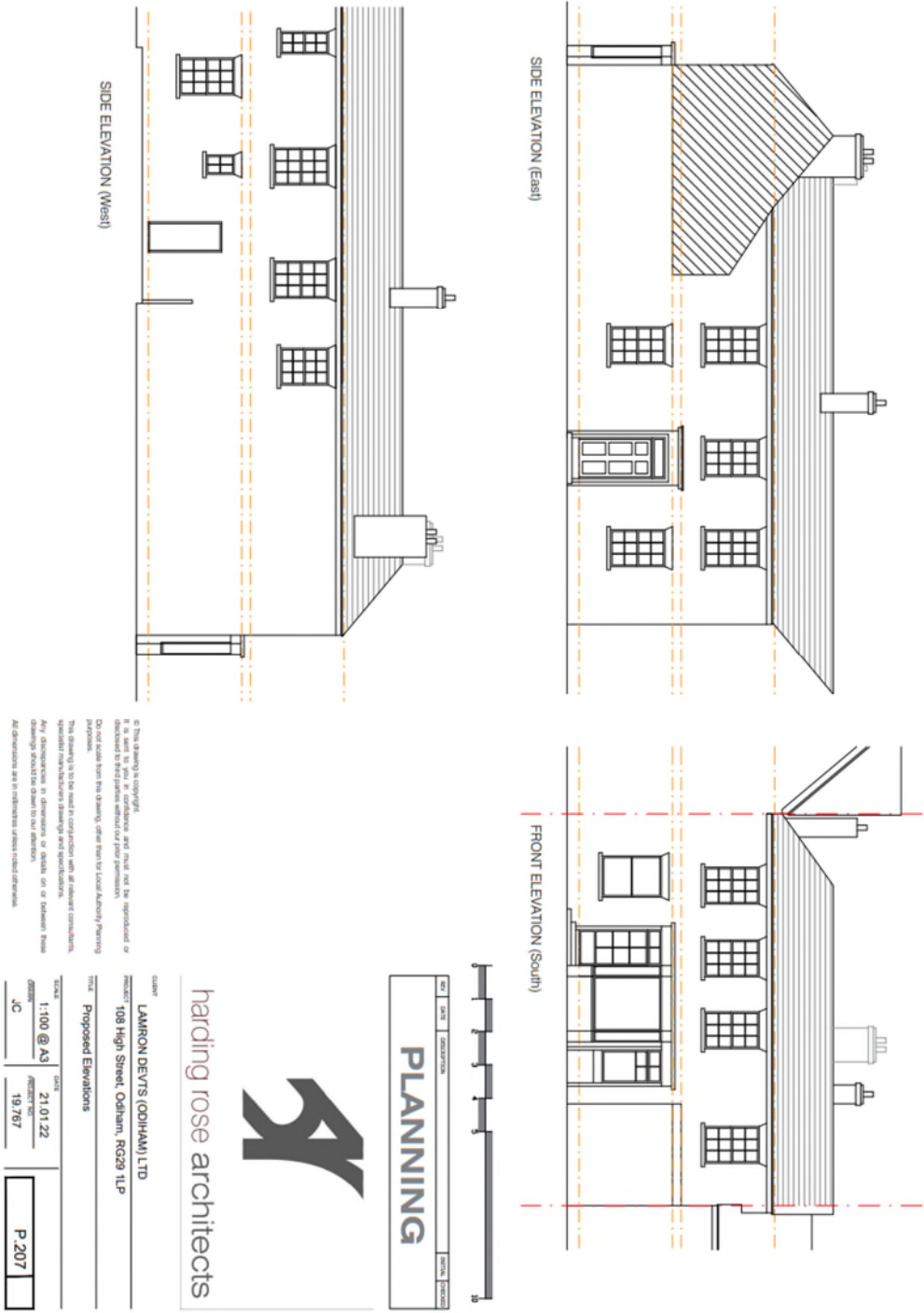


Figure 49: Proposed elevations