

HAWKLEY PLACE, HAWKLEY, HAMPSHIRE

Heritage Statement



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**HAWKLEY PLACE,
HAWKLEY, HAMPSHIRE**

Heritage Statement

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HAWKLEY PLACE, HAWKLEY, HAMPSHIRE

Heritage Statement

1.0 INTRODUCTION

1.1 Hawkley Place is a Grade II listed building located within the village of Hawkley, Hampshire. The building is within the Hawkley Conservation Area and the South Downs National Park. The house recently been purchased by new owners who are seeking permission to make some alterations to the building requiring planning and listed building consent.

1.2 Forum Heritage Services has been commissioned to make an assessment of the heritage significance of the house and the potential impact of the proposals upon that significance and to prepare a Heritage Statement in accordance with the National Planning Policy Framework (NPPF). Bob Edwards BSc (Hons) PG Dip. IHBC MCIfA, Director of Forum Heritage Services, visited the property in April 2022 and subsequently prepared this report.

1.3 This report will present:

- A brief background history to the site
- A description of the site
- Policy and guidance background
- An assessment of the significance of the listed building following Historic England's *Statements of Heritage Significance Assessing Significance in Heritage Assets* (Historic England Advice Note 12, 2019)
- An assessment of the potential impact of the proposals upon the significance of the listed building
- Conclusions

2.0 BACKGROUND

2.1 Hawkley Place was originally a farmstead called Churchlands, a name which continued in use in into the 20th century. The Hawkley Tithe map shows the house as a L-plan building with ranges to the north and east (Figure 1). The east range extended as far as the road to the east which, at date, was closer to the house than the present road. The farmstead buildings lay to the south, forming a small yard. The farm was put up for sale in 1870 and the map provided in the sale particulars shows that the group had not significantly altered since c.1840.

2.2 The 1st edition Ordnance Survey map also shows the house with an overall L-plan form although additions had been made by 1872, a block extended the line of the east range further west of the junction with the north range, and a further addition had been made on the south side of the east range at its eastern end (Figure 2).

2.3 By 1896 it is evident that the L-plan house had been substantially remodelled (Figure 3). Whilst it retained its general orientation and overall L-plan form, the north range was now much wider and clearly formed the main block of the house and two ranges extended off the south elevation of the east range, one of which may represent an enlargement of the addition to this elevation shown on the 1872 map. The road which once passed the gable end of the east range had also been moved away from the house and tree planting provided a screen from views along this side of the property. The entrance to the house was from the north rather than from the north-east as now.

2.4 Hawkley Place was added to the *List of Buildings of Special Architectural or Historic Interest* at Grade II in 1986. The building is described in the *List* as:

House. Small vernacular house, with large extensions of 1862, by Teulon. The old part has brick walls of Flemish bond, 1st floor band, plinth, rendered on the south-east side; the main part has on the north side brickwork in English bond, but the important elevations (south-west and part north-west) have polygonal malmstone with Bath stone dressings, the upper parts in both cases being tile-hung, above brick dentilled bands, with a jettied section on carved brackets. Tile roof, 1/2-hipped to the older part, but elsewhere with an elaborate treatment of gables of varied sizes and on different planes, with some exposed framing. Casements, again of varied size and form, with some bracketted cills, a large bay above a plastered ogee base, and a large mullion and transom staircase window, on a moulded cill. The entrance is a Bath stone doorframe of Perpendicular style, with a deep hood-mould, and vertical panelling above a 4-centred arch.

2.5 The list description attributes the remodelling of the house to S. S. Teulon in 1862 whilst the conservation area appraisal gives the date 1865, neither of which are supported by references. This is clearly incorrect as the house was still of a simple L-plan at that date and it was not shown in its present form until 1896. It is possible that the date given in the National Heritage List for England is a typographical error and it should read '1872' which would fit with the property being purchased in 1870 and then remodelled to form a small gentleman's house. In *A History of Hawkley* (Johnson and Elderton 2021) it is claimed that whilst J. J. Maberley, of Hawkley Place and prominent local landowner bought the land in the sale of 1870, it was not until 1884 that he bought the house for his nephew, A. D. Long and that sometime in that period the house was remodelled.

2.6 Teulon was active in Hawkley, designing Hawkley Hurst and the parish church, which has the same 'polygonal' stone walling as Hawkley Place. This similarity alone, a detail which could be replicated by a builder, is insufficient to definitely attribute the house to Teulon, and the house is not recorded as one of his known works.

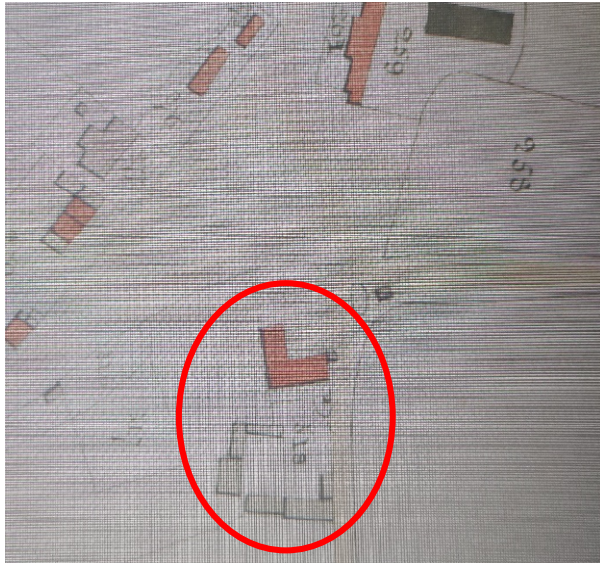


Figure 1
Hawley Tithe map showing
Churchfields Farm, now known
as Hawkley Place.
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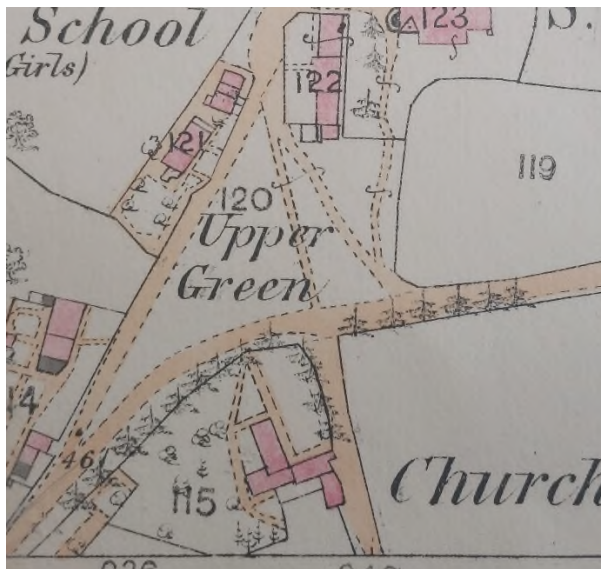


Figure 2
Ordnance Survey 1st edition
25" map, 1871 (surveyed
1870).

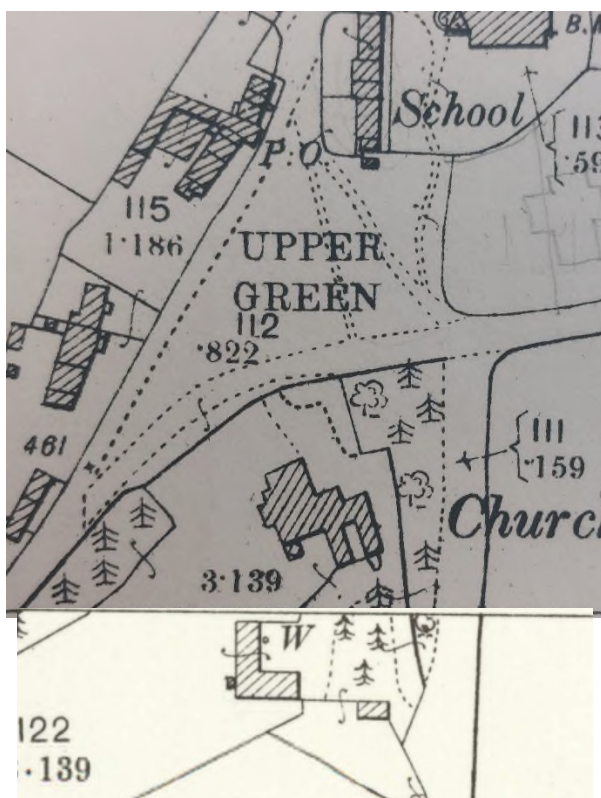


Figure 3
Ordnance Survey 2nd edition
25" map, 1897.

3.0 DESCRIPTION

House

- 3.1 Hawkley Place is approached via a short drive from the north-east, cutting through the belt of trees planted in the late 19th century to separate the house from the newly aligned road to the east. The entrance front is informal in character, the visitor being faced with a number of different elements; the earlier east range forming the block to the left, a near blank tile-hung gabled element infills the angle between the east range and the north range, this latter element having a large mullion and transom window with faux-framing to the gable above and the principal entrance set within a stone surround near the north end of the elevation (Figure 4). Chimney stacks of varying size and height rise from a number of these elements.



Figure 4 The entrance front to the east.

- 3.2 The eastern part of the east range appears to represent an element of the house shown on the Tithe map. It is a two storey and attic building with a half-hipped tiles roof and brick walls laid in Flemish bond with a plat band at storey height. There are two casement windows at ground and first floor levels of both the north and east elevations, these windows largely appearing to be later insertions. On the south elevation, the upper part of the wall is tile-hung with render below (Figure 5). At ground floor level there is a large modern window incorporating French doors. When seen from the south, the eastern part of the range can be seen to have a lower ridge height than the section to the west and a stack rises at the junction of these two parts of the range. Whilst the western part of the east range has a higher ridge line, its south elevation steps back from the line of the elevation of the eastern element. The tile-hanging continues at first floor level but at ground floor level there is both render and stone.
- 3.3 The west elevation faces onto the lawned garden and consists of two gables, the gable to the right being set back from the gable to its north (Figure 6). Further to the north, and also set back from the northern gable, is a section of wall with its pitched roof aligned north – south. This part of the house is constructed in stone rubble of ‘polygonal’ form, as used on the church in the village, with tile-hanging above and faux framing to the upper parts of the gables above the large mullion and transom windows. The projecting gable of the two is

given greater prominence through being jettied at first floor level and having a timber pinnacle at the ridge.



Figure 5 South elevation of the east range.



Figure 6 The west elevation facing onto the lawned garden.

- 3.4 Whilst the house was originally approached from the north, the north elevation of the late 19th century element is relatively plain, consisting of two gabled elements, that to the east being of brick laid in English bond with three-light casements at ground and first floor under flat gauged brick arches. The gable to the west is taller and thinner with polygonal stone rubble at ground floor level and tile-hanging above where there is a four-light casement.
- 3.5 Internally, the main entrance leads into a square entrance hall with a cloakroom to the west and a door leading into the main stair compartment which is lit by the large mullion and transom window on the entrance front (Figures 7 and 8) Doors lead into the two principal rooms – the drawing room to the north and the dining room to the south (Figures 9 and 10). Both rooms are heated by fireplaces to the south walls retaining what are probably original

chimney pieces and have plaster cornices. The dining room has exposed polished softwood floorboards, the floorboards to the drawing room are carpeted.

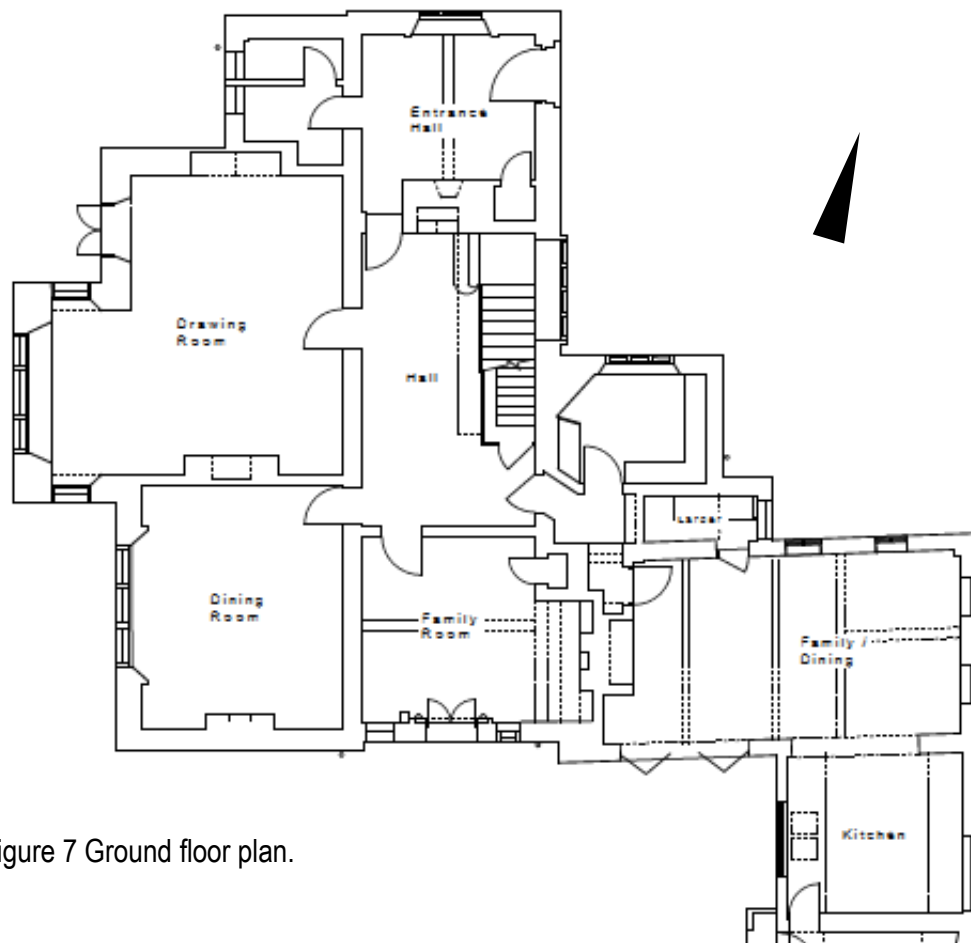


Figure 7 Ground floor plan.



Figure 8 Principal stair compartment looking north.



Figure 9 Drawing room.



Figure 10 Dining room.

3.6

To the south side of the stair compartment is a small sitting room with its windows facing south and a fireplace to the east. This room has a modern laminate floor presumably laid over the floorboards. Within the north-east corner of the room is an enclosure with a narrow four panel door and masonry walls (Figure 11). This room has an axial spine beam with stepped stops to the ceiling, but it does not extend the full length of the room, stopping on the line of the front of the enclosure.



Figure 11 Sitting room facing east.

3.7

Within the earlier element at the east end of the east range, which in plan can be seen to have a slightly different alignment to the later parts of the house (Figure 7, above) there is a family room which has lost much of its historic character. There is a large chimney breast to the west, the fireplace has been altered, plastered internally and there is no chimney piece or mantle shelf (Figure 12). The room has three transverse beams and one axial beam to the ceiling, the axial beam and one of the transverse beams being historic chamfered oak timbers, one beam is of old softwood and one is modern (Figure 12 and 13). A large part of the east wall of this earlier element of the house has been removed to create a large opening into the kitchen within the single storey range, and to form a large, glazed opening. The casement windows to this room are all modern.



Figure 12 Family room facing west.



Figure 13 Family room looking into the kitchen within the single-storey range.

- 3.8 Within the block that infills the angle between the east range and the north range there is a room which was a service room and has some full height cupboards. The corner fireplace has been blocked. A back stair also rises within this block.
- 3.9 At first floor level the landing has two levels, an upper level giving access to the two principal bedrooms. The master bedroom has a large bay to the west within the jettied gable. The fireplace on the south wall retains its chimney piece but otherwise this is a relatively plain room, having only a picture rail and no cornice (Figure 14). The master suite includes two rooms to the north, one used as a dressing room and the other a bathroom. The dressing room also retains its fireplace and has modern fitted wardrobes whilst the bathroom has no features of interest.



Figure 14 Master bedroom.

- 3.10 The smaller bedroom of the two to the south of the master bedroom has been subdivided at its southern end to form a small ensuite bathroom and dressing room. The room retains little of architectural interest.
- 3.11 Within the east range there are three bedrooms. The western room of the three has also had an ensuite compartment inserted within the eastern part of the room. The other two rooms are similarly plain spaces with no features of interest.
- 3.12 Between the two rooms within the older element of the house there is a stair to the attic rooms where the principal rafters, collars and purlins of three bays of a clasped purlin roof can be seen. The purlins both stop to the west of the third bay, the purlins of the next bay to the west being lodged upon them. The remainder of the roof to the west is of late 19th century date – the roof over the main block has softwood kingpost trusses.

Stable block

- 3.13 The stable block to the south of the house is a U-plan range, the open side to the east (Figure 15). The north range is a modern addition and is not of interest. The south range formed part of the original L-plan block but has been raised in height and converted to residential use. This element was presumably the coach house with the stabling in the west range. The stable range is a single storey building constructed in coursed malmstone (greensand) with red brick dressings, the joints of the stonework being galletted, under a slate roof which carries a small clock tower (Figure 16). The lower part of the walling of the south range is also of coursed malmstone. There is a central door with small windows either side. The rear elevation is blank although an opening had been formed to the south end, which has subsequently been infilled with red brick (Figure 17).



Figure 15 The U-plan stable range.



Figure 16 The east elevation of the historic stable block.



Figure 17 The historic west range of the stable, rear and north gable elevations.

- 3.14 Internally, the historic stable element retains its stable fittings of 19th century iron and vertical board stall and loose box partitions. At the north end there is a separate bay which has whitewashed stone rubble walls.

4.0 POLICY & GUIDANCE BACKGROUND

- 4.1 The Planning (Listed Building and Conservation Areas) Act 1990 sets out the statutory approach to the management of historic buildings and areas. Section 72, relating to Conservation Areas requires that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.
- 4.2 The statutory approach is reflected in Outcome 4 and Priority 4.1 of the South Downs National Park Partnership Management Plan 2020-2025, and Policies SD12 and SD13 of the South Downs Local Plan 2014 – 2033.

- 4.3 Paragraph 199 of the National Planning Policy Framework 2021 (NPPF) says when considering the impact of development on the significance of a listed building, great weight should be given to its conservation whilst para. 195 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 4.4 Historic England's *Good Practice Advice in Planning Note 2* (March 2015) states that understanding the nature of significance is important for understanding the need for and best means of conservation. Understanding the extent of that significance leads to a better understanding of how adaptable a heritage asset may be and provides the essential guide as to how policies should be applied. The following descriptive appraisal will evaluate the building against Historic England's criteria for heritage values set out in *Statements of Heritage Significance Assessing Significance in Heritage Assets* (Historic England Advice Note 12, 2019):

Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest

These are interests in the design and general aesthetics of a place. They can rise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and the creation of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

5.0 ANALYSIS & ASSESSMENT OF SIGNIFICANCE

Analysis

- 5.1 Hawkey Place appears to consist of two principal phases of development, the eastern part of the east range which was retained from the pre-c.1870 farmhouse and the main block containing the principal rooms and staircase which dates from the late 19th century.
- 5.2 The earlier element has a three-bay clasped purlin roof with collars but no queen struts, a simple and common roof form which is not closely datable. At both ground and first floor levels the plan form of this element has been erased, with the ground floor being opened-up to form a single space. The single, axial spine beam at the east end of the family room may be in-situ but the transverse beams, two of which are evidently later (and one is

modern), indicates that there has been substantial alteration to the first-floor structure. Externally, this element has walls of Flemish bond brickwork with a plat band on its east and north elevation is suggesting that the house may have faced north, and its east elevation was visible from the lane which passed alongside this gable end and so would have also been visible. Whilst there is a stack at the west end of the family room, it is notable that it is set in the same alignment as the late 19th century elements to the west rather than being on the alignment of this earlier part of the house is suggesting that it is part of the remodelling and possibly not in an original position. Given the lack of features within this earlier part of the house, it is difficult to date, but it is likely to be of 18th or, possibly, early 19th century date.

- 5.3 The cartographic sources show that the L-plan farmhouse was greatly remodelled in the period between 1871 and 1897. Whilst the small sitting room and hall and stair compartment appear to stand in the position of the north range as shown on the 1871 map, it is evident that they do not incorporate elements of the earlier building but were completely rebuilt during the remodelling of the house. The list description attributes this remodelling to Teulon and gives the date 1862 but, as discussed, the historic maps show that this was not the case. The farm is known to have been sold in 1870 and the published local history suggests that although the land of the farm was purchased by a prominent local landowner, J. J. Maberley, he did not purchase the house until the 1880s, as a gift for his nephew. Whether the house was remodelled prior to this gift or as part of its gentrification, creating a modest gentleman's house, is not known. The association with Teulon is unproven – he was active in Hawkey, designing Hawkey Hurst for Maberley who subsequently bought Churchfields which was to become Hawkey Place, and he also rebuilt the church, located just north of Hawkey Place. The most evident architectural link to Teulon is the use of polygonal stone rubble to the walling which reflects the masonry of the church, but this construction technique need not be associated with a single architect and could be readily copied by any other architect or builder.

Designations

- 5.4 Hawkey Place is a Grade II listed building and so is regarded as a building of significance in a national context.
- 5.5 Upper Green was designated as a conservation area in 1982.

Assessment of Significance

Archaeological interest

- 5.6 Given that the interior of the earlier, eastern, element of the house has been largely removed and it seems likely that the structure of the first floor has been substantially rebuilt, it is considered that there is very limited archaeological interest potentially surviving within the fabric of the building. The roof structure appears to be the only element where there may be some archaeological interest in that it may be possible to use dendrochronological sampling to identify the date of the construction of the roof. However, given the heavily eroded character of this part of the house, together with its unexceptional form, it is considered that the expense of dendrochronological dating would have little wider academic benefit and so would not warrant the expense.

- 5.7 The late 19th century elements of the house appear to be relatively unaltered and the development of this part of the house is clearly illustrated by historic mapping. Therefore, the archaeological interest of this part of the house is also very low.

Architectural interest

- 5.8 The earlier part of Hawkley Place now forms the secondary part of the house and, other than its evidently earlier brickwork, the architectural character of this part of the house has been substantially eroded through alteration to the fenestration of the east and north elevations, and the tile-hanging and render on the south elevation. Additionally, the substantial loss of historic plan form and character internally means that this element has very low architectural interest.
- 5.9 The late 19th century element of the house represents a good example of a relatively modest gentleman's house built in a style which may be regarded as part of the Vernacular Revival using local greensand, tile-hanging and small areas of 'timber-framing', in the gables. The west elevation is the most successful, the two gables, one projecting forward with the jetty over the ground floor presenting an attractive character. The architectural interest of this element is considered to be relatively high. The east elevation is, however, less successful and presents a somewhat incoherent assemblage of elements which, unlike the west elevation, give the impression of incremental and somewhat uncontrolled accretion. The entrance, although set within a fine stone surround appears somewhat isolated and insignificant whilst the stair window, with its framed gable above, is cramped by the larger gabled block within the angle between the two ranges. The architectural interest of this elevation is at the lower end of medium at best. The elevation to the south consists of some exposed stonework, tile-hanging and render, whilst the two phases of the house are evident, the architectural interest of this rear elevation is limited.
- 5.10 Internally, the late 19th century house appears to be little altered and presents a comfortable but not overly ornate or ostentatious interior. The architectural interest of this part of the house is at the higher end of medium.

Historic interest

- 5.11 The historic interest in relation to Hawkley Place being one of the farmsteads the village is no longer readable from the present buildings. The dominant character of the house is that of a small gentleman's residence and its use of the Vernacular Revival style for a house of this status rather than more polite forms of architecture. The historic interest of the building is medium and is largely of local interest.
- 5.11 Hawkley Place is not listed as a known work of Teulon and so there is doubt as to whether this house was designed by him. As such, there are no known persons of significance in a national context linked with the house and so its associative historic interest is low. If a link to Teulon was to be proven, the associative historic interest would be greater.

6.0 PROPOSALS & ASSESSMENT OF IMPACT

House

- 6.1 Generally, the proposed works are minor and predominantly decorative. Within the cloakroom off the entrance hall, it is proposed to insert a new coat cupboard and box in pipework, modification which will have no impact upon the character of this space.
- 6.2 The current heating system was evidently retro-fitted and includes a number of relatively large and conspicuous pipes that are particularly evident in the drawing room. It is proposed to provide under-floor heating to the drawing room, dining room and small sitting room which will require the lifting of the softwood floorboards, the provision of insulation and the heating system. The floorboards as seen in the dining room are in good, sound condition, and the careful lifting and re-use of the boards will mean that there will be no change to the appearance of these rooms. As these boards are now well seasoned, with the careful management of the introduction of the underfloor heating, this should not result in any problems or damage to the floorboards. The benefit of this system will mean that the ugly pipework which harms the aesthetics of the principal rooms will be removed which represents a benefit to the listed building.
- 6.3 In both the dining room and the drawing room the modern window seats are to be removed, this will only impact upon modern fabric of no interest and will not cause harm to the listed building.
- 6.4 At first floor level there are, again, only minor modifications proposed. In the master bedroom it is proposed to add a section of stud wall to extend the western part of the north wall to the east to provide a consistent line in this wall to place the bed against. As there is no cornice to this room, this alteration represents a reversible change which will have no impact upon the relatively limited architectural interest of the space and will not harm the special interest of listed building. The replacement of the modern fitted wardrobes on the east wall will also not impact upon historic fabric or the significance of listed building. Similarly, the replacement of the wardrobes within the dressing room to the north and their replacement with new will not impact upon historic fabric and represents a reversible alteration as the room could be returned to its original form in the future.
- 6.5 Within the smaller, southern bedroom it is proposed to narrow the opening in the partition forming the dressing room and ensuite to a single-door width. This opening is within a modern partition and will not impact upon the character or appearance of the room.
- 6.6 All the windows within the 19th century elements of the house are to be retained and repaired as necessary. Within the earlier part of the house, and in the attached single-story service element, it is proposed to replace the four modern windows at ground floor level within the family room, and two modern windows to the kitchen with new timber casements incorporating slim-line double-glazing. The present windows to the family room will be replaced with a simpler, Hampshire style casements with a single horizontal glazing bar to each light, rather than the six-pane casements which, particularly the two on the north elevation, are poorly proportioned. The changes to the windows will not result in the loss of important historic joinery or represent a harmful to change to the character of the listed building.

6.7 At the north end of the house there are some areas of the tile hanging to the late 19th century element have been largely replaced with machine-made tiles inter-mixed with olde tiles. These areas are to be retiled using new handmade tiles to match the original tiles with salvaged original tiles being used to undertake repairs elsewhere. This work will improve the appearance of the building by removing non-appropriate tiles. This can be considered a public benefit.

6.8 Some of the rainwater goods have been replaced with uPVC in the past. It is proposed to renew these elements with new metal rainwater goods of appropriate form. This is a betterment of the building and represents a minor public benefit.

Stable

6.9 The only alteration proposed for the stable block is the sub-division of the western end of the north range to separate it from the existing workshop to form a gym/studio, with the creation of an opening in the north wall and the addition of a glazed lean-to structure. This range is a modern addition to the original L-plan range and it has no significance in terms of its fabric or plan form. The proposed lean-to building is to be a simple oak-framed structure with a mono-pitched slate roof with large uninterrupted glazed panels between the posts. This simple, utilitarian structure will not harm the significance of this structure or impact on the setting of the listed building or the character and appearance of the conservation area.

Pool house

6.10 It is proposed to replace an existing small timber clad pool house which stands to the north of the existing swimming pool to the south of the house. The proposed building will stand to the east of the pool rather than to the north, and will be a larger timber shingle roof and weatherboarded walls with a pattern of fenestration which picks up on the glazing bar pattern of the main house.

6.11 The pool and pool house are relatively well screened from the house by a substantial hedge to the north and a lower hedge to the west of the pool and so there will be little direct visual access between the listed building and the proposed building. As the 2nd edition Ordnance Survey map shows (Figure 3, above) even once the former farmstead had been altered to form a gentleman's house, there was, in addition to the stable and coach house, a further, small, detached building in the grounds south of the house. In addition to the stable and coach house range and so the presence of additional built form within the grounds of the house is not inappropriate. It is considered that the replacement of a building which appears to be little more than a garden shed with a building of much improved design and associated with the established swimming pool will have no impact upon the ability to experience the listed building or understand or appreciate its significance, particularly as the pool house will only be seen in relation to the south elevation of the house, which has limited architectural interest, and so there will be no harm to the significance of the listed building through this alteration within the setting of listed building. The proposal will also have no impact on the character and appearance of the conservation area.

7.0 CONCLUSION

- 7.1 It is considered that the proposed alterations to Hawkley Place will not cause harm to the significance or 'special architectural or historic interest' of the designated heritage asset. Some of the external works, including the replacement of inappropriate machine-made tiles at the north end of the house, and replacement of plastic rainwater goods with metal represent positive changes that are considered to be public benefits.
- 7.2 Accordingly, I can find no conflict in the proposed development with the statutory duty in Sections 66 or 72 of the Act, National Policy in the NPPF or Outcome 4 and Priority 4.1 of the South Downs National Park Partnership Management Plan 2020-2025, and Policies SD12 and SD13 of the South Downs Local Plan 2014 – 2033, and I conclude that the application should be allowed.