

**KINGSCLERE VILLAGE CLUB, 35-37 GEORGE STREET
KINGSCLERE, HAMPSHIRE**

HERITAGE AUDIT



JPHHERITAGE

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KINGSCLERE VILLAGE CLUB – HERITAGE AUDIT

1.0 INTRODUCTION

1.1 This Heritage Audit provides a gazetteer of the historic features that contribute to the significance of the listed building. The entries cover the elevations and internal rooms. Room numbers have been allocated and the entries for the interior are room by room (see figures 64 and 65). The modern extensions to the rear have not been included in the gazetteer. External features include the brick boundary wall on the western side of the site. Each entry identifies a location, includes a short history, and identifies features of merit and their significance. The entries are grouped into the following areas:

- Elevations;
- Ground floor;
- First floor;
- Roof void;
- Boundaries.

2.0 ELEVATIONS

Element: South elevation

Short history: The front elevation is characterised by the early 19th century (Phase 1) pair of cottages and a Phase 3 side extension. The latter appears to have been built following the purchase of the property by William Holding in 1880. which appears to have been built includes evidence for two phases of construction: the original pair of cottages (Phase 1) with header bond brickwork, flat arched brick heads to windows and doors, Tuscan porches, double pi

Features of merit: Features of heritage merit are as follows:

- Header bond brickwork (Phase 1);
- Flemish bond brickwork (Phase 3);
- Flat arched brick heads to window and door openings;
- Tuscan porches;
- 8-over-8 sash windows (see room details);
- Early 19th century front door to No. 37;
- Natural slate roof finish;
- Central ridge stack along the party-wall between Nos. 35 and 37.

Significance: The Phase 1 part of the front elevation survives relatively intact and preserves the original form and use of materials of the original cottages. The character of the brickwork of the Phase 3 side extension blends with Phase 1 and contributes to a harmonious façade.



Figure 1: Front elevation of 35-37 George Street

Element: West elevation

Short history: The right hand side of the west elevation is the Phase 3 side extension to Phase 1 and a Phase 4 rear extension, formerly a sports room, which was built in the later 19th to early 20th centuries.

Features of merit: Features of heritage merit are as follows:

- Flemish bond brickwork, brick kneelers and stepped brick verge (Phase 3);
- Late 19th to early 20th century external door (Phase 3);
- Stretcher bond (cavity wall construction) of the rear wing (Phase 4);
- Original door openings, doors and 2-over-2 sash window (Phase 4).

Significance: The Phase 3 side extension forms part of the expansion of the building in the later 19th century. The materials and form of architectural features blend with the Phase 1 building and contributes positively to the overall design of the street frontage. The single storey rear extension (Phase 4) includes late 19th to early 20th century cavity wall construction which is of interest. The windows and doors form part of the original design of Phase 4.



Figure 2: Oblique view of the west gable end elevation of the Phase 3 extension

Element: East elevation

Short history: The east elevation includes the gable end of Phase 1, a modern single storey extension (Phase 5) and the first floor of the Phase 2 rear extension. The rear extension was constructed following the demolition of the malt house to the rear of No. 37 in the third quarter of the 19th century.

Features of merit: Features of heritage merit are as follows:

- Header bond bricks on LHS of the chimney stack and Flemish bond bricks on the RHS (Phase 1);
- Chimney stack with the part above ridge level removed (Phase 1);
- Monk bond brickwork (Phase 2).

Significance: The header bricks comprising flared headers on the LHS of the Phase 1 gable end elevation provides continuity in the design of the front elevation, the orange/red bricks in Flemish bond are concealed behind the gable end chimney stack. The monk bond brickwork of the Phase 2 extension is typical of 19th century work. The windows on the first floor of Phase 2 are later insertions and do not form part of the original design of this part of the building.



Figure 3: East gable end elevation of Phase 1



Figure 4: First floor elevation of Phase 2

Element: North elevation

Short history: The north elevation is partly masked by modern extension. Part of the Phase 2 rear extension (Nos. 35 and 37) and the rear wing of No. 35 (Phase 4) are visible. Phase 2 was added following the demolition of the malt house and Phase 4 forms part of the historic use of this part of the building for the community.

Features of merit: Features of heritage merit are as follows:

- Two phases of brickwork, including monk bond and Flemish garden wall (Phase 2);
- Stepped brick eaves course (Phase 2);
- First floor window with segmental arched brick head (Phase 2);
- Clay tile roof finish (Phase 2);
- Cavity wall brick construction (Phase 4);
- Horned sash window with side lights (Phase 4);
- Segmental arched window opening to above (Phase 4).

Significance: The rear elevation of Phase 2 has been altered with the insertion of window openings on the first floor. The first floor window opening is original and provides an example of the probable appearance of the original ground floor windows (a ground floor example can be observed from within the modern hall). The brickwork of Phase 2 reflects two stages of construction. The north gable end elevation of Phase 4 includes cavity wall construction of interest and a large window opening with original sash window, architraves and tile sill which are of interest.



Figure 5: North elevation of Phase 2



Figure 6: Window and door on the right hand side of the Phase 2 extension (viewed from the modern hall)



Figure 7: Part of the north elevation of Phase 4

3.0 BOUNDARIES

Element: West and front boundaries

Short history: The front elevation historically had railings over a low plinth wall which were removed perhaps during the Second World War. There are two courses of bricks along the front boundary that may relate to this earlier boundary treatment. The western boundary wall was constructed in the late 19th century. There is a date stone with the initials F. H. and the date 1887. There is a projecting pier of brickwork which may relate to a former gate.

Features of merit: Features of heritage merit are as follows:

- Two courses of bricks, possibly relating to a plinth wall, along the front boundary;
- Western brick boundary wall with bricks laid in monk bond and half round coping;
- Evidence for a gate pier;
- Date stone.

Significance: The front boundary is much altered and the hedge boundary is long established. The surviving bricks provide some evidential value. The western boundary was inserted in the late 19th century and relates to the purchase of the property by William Holding in 1880 and subsequent changes to the building.



Figure 8: Brick plinth along the front boundary of 35 George Street



Figure 9: Western boundary wall



Figure 10: Date stone along the western boundary wall



Figure 11: Possible gate pier along the western boundary wall

4.0 GROUND FLOOR

Element: Room G1

Short history: Room G1 forms part of the original (Phase 1) 2-unit plan of 35 George Street. It was enlarged in the late 19th century (Phase 3) following the purchase of the property by William Holding in 1880. It appears that the original chimney stack was demolished and a new chimney stack built along the rear wall of G1 as part of the enlargement of this space.

Features of merit: Features of heritage merit are as follows:

- 4-panelled door (blocked) leading from the hall (G2) (Phase 1);
- 4-panelled door and architrave on the western side of G1 (Phase 3);
- 8-over-8 sash windows with architraves and internal shutters and (Phases 1 and 3);
- Glass in the panes of the upper sashes (Phases 1 and 3);
- Chimney breast on the northern side of G1 (Phase 3).

Statement of Significance: Room G1 forms part of the original floor plan of 35 George Street and was extended in c. 1880 when the building was remodelled to create Coffee and Reading Rooms. The 4-panelled doors, architraves and shutters of Phases 1 and 3 are similar in style and suggest that the later work referenced the original designs for windows, architraves etc. These features are all of interest and contribute to the significance of the listed building. The Phase 3 chimney breast along the rear wall is of some interest in terms of the internal layout of this enlarged ground floor room.



Figure 12: Phase 1 door from the hall to G1



Figure 13: Phase 3 external door on the west side of G1



Figure 14: Phase 3 sash window and internal shutters

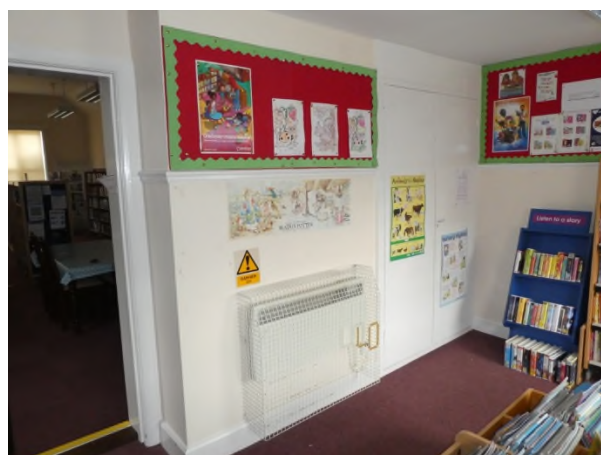


Figure 15: Phase 3 chimney breast on the north side of G1



Figure 16: Phase 3 sash window opening



Figure 17: Phase 1 sash window opening

Element: Room G2

Short history: Room G2 is the entrance hall to 35 George Street. The width of G2 suggests that there would originally have been a staircase in this space. It appears that the original staircase was removed when the Phase 2 extension was added.

Features of merit: Features of heritage merit are as follows:

- Brick floor.

Statement of Significance: Room G2 forms part of the original floor plan of 35 George Street but has been much altered as a result of the loss of a staircase. The front door is a modern replacement and of no interest. The brick floor finish is of some interest.



Figure 18: G2 looking south towards the front door

Element: Room G3

Short history: Room G3 forms part of the original (Phase 1) 2-unit plan of 35 George Street. G2 was used as a gentleman's reading room following extensions and alterations to No. 35 after 1880.

Features of merit: Features of heritage merit are as follows:

- 4-panelled door and architrave leading from the hall (G2) (Phase 1);
- 8-over-8 sash windows with architraves and internal shutters and (Phase 1);
- Chimney breast with Greek style wooden fireplace along the party-wall with No. 37.

Statement of Significance: Room G3 forms part of the original floor plan of 35 George Street. The 4-panelled door, door architrave, wooden fire surround and the sash window with internal shutters form part of the original design of the building. These features are all of interest and contribute to the significance of the listed building.

Element: Room G4

Short history: Room G4 forms part of the original (Phase 1) 2-unit plan of 37 George Street.

Features of merit: Features of heritage merit are as follows:

- 19th century panelled window shutters;
- 19th century window architrave;
- Plain Greek style wooden fire surround (19th century);
- Victorian/Edwardian splayed side and tiled fireplace with fixed canopy.

Statement of Significance: Room G4 forms part of the original floor plan of 37 George Street. The interior includes a fireplace with an original wooden surround and a later 19th to early 20th century grate which has been modified. The internal panelled shutters are also of 19th century date. These features are all of interest and contribute to the significance of the listed building.



Figure 19: Wooden fire surround and late Victorian style grate in G4



Figure 20: Sash window and internal shutters on the south side of G4

Element: Room G5

Short history: Room G5 is a staircase lobby that forms part of the original (Phase 1) 2-unit plan of 37 George Street.

Features of merit: Features of heritage merit are as follows:

- The presence of a staircase, although it is not clear if this is original.

Statement of Significance: Room G5 forms part of the original floor plan of 37 George Street. The lobby providing access to ground floor rooms and a staircase is an important component of the historic floor plan.



Figure 21: G5 viewed from the first floor

Element: Room G6

Short history: Room G6 forms part of the original (Phase 1) 2-unit plan of 37 George Street.

Features of merit: Features of heritage merit are as follows:

- 19th century panelled window shutters;
- Late 19th century sash window (replacement) with original sash fastener and modern Brighton pattern fastener;
- 19th century window architrave;
- 19th century Greek style wooden fire surround;
- Early 20th century grate with splayed tiled sides and a plain fixed canopy.

Statement of Significance: Room G6 forms part of the original floor plan of 37 George Street. The interior includes a fireplace with an original wooden surround and an early 20th century grate. The sash window and internal panelled shutters are also of 19th century date. These features are all of interest and contribute to the significance of the listed building.



Figure 22: Sash window and panelled shutters in G6



Figure 23: Wooden fire surround and cast iron grate in G6

Element: Room G7

Short history: Room G7 forms part of a Phase 2 extension to the rear of Nos. 35 and 37. Historic map regression suggests that this was constructed between 1841 and 1873. G7 itself is a relatively modern corridor

Features of merit: There are no features of merit within this space.

Statement of Significance: Room G7 is interpreted as a modern space that does not relate to the original floor plan and is considered to be of limited heritage value.

Element: Room G8

Short history: Room G8 is a modern single storey extension.

Features of merit: The 4-panelled door appears to have been recycled (check).

Statement of Significance: Room G8 is of no heritage interest.

Element: Room G10

Short history: Room G10 forms part of a Phase 2 extension to the rear of Nos. 35 and 37. Historic map regression suggests that this was constructed between 1841 and 1873. G10 includes a chimney breast with wooden fireplace surround and is likely to have originally been a kitchen.

Features of merit: The chimney breast and wooden fire surround are of heritage value

Statement of Significance: Room G10 is interpreted as a kitchen and includes a fireplace along the party-wall which contributes to the historic interior of Phase 2.



Figure 24: Chimney breast and wooden fire surround in G10

Element: Room G11

Short history: Room G11 forms part of a Phase 2 extension to the rear of Nos. 35 and 37. Historic map regression suggests that this was constructed between 1841 and 1873. G11 forms part of a staircase hall and passage linking with G7. It is possible that this space originally served as a kitchen. The staircase appears to have been inserted into this space as part of the post-1880 changes to the building, probably associated with the removal of a staircase in G2.

Features of merit: Features of heritage merit are as follows:

- Dog-leg staircase;
- Matchboard panelling and plank door to an under the stairs cupboard;
- Remodelled late 19th to early 20th century back door;
- Quarry tile floor.

Statement of Significance: Room G11 is interpreted as former kitchen that was remodelled as a staircase hall in the late 19th century. The staircase is of some interest. The former kitchen remains legible within G12 in the form of a chimney breast with blocked fireplace.



Figure 25: Dog-leg staircase in G11



Figure 26: Matchboard panelling and plank door to the under stairs cupboard



Figure 27: Part-glazed 6-panelled door on the north side of G11

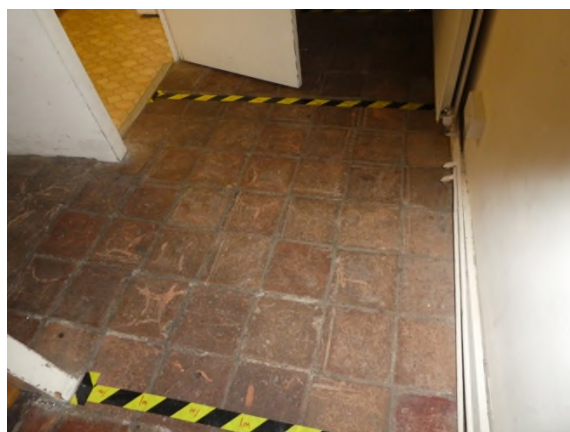


Figure 28: Quarry tile floor in G11

Element: Room G12

Short history: Room G12 forms part of a Phase 2 extension to the rear of Nos. 35 and 37. Historic map regression suggests that this was constructed between 1841 and 1873. G12 itself is a relatively modern space used as a kitchenette.

Features of merit: Features of heritage merit are as follows:

- Chimney breast with blocked fireplace;
- Wooden casement window.

Statement of Significance: Room G12 is interpreted as a modern space that does not relate to the original floor plan. It does, however, contain a chimney breast with blocked fireplace that relates to the former use of the rear room at No. 35. The window opening and wooden casement forms part of the Phase 2 evolution of the building.



Figure 29: Chimney breast with blocked fireplace in G12



Figure 30: 2-light window on the north side of G12

Element: Room G13

Short history: Room G13 is the Phase 4 extension to the rear of 35 George Street. Historic map regression suggests that this was constructed in the late 19th to early 20th century.

Features of merit: Features of heritage merit are as follows:

- 4-panelled door from the staircase hall (G11) with plain sunk panels, a brass door knob and evidence for an earlier key plate;

- Refurbished original door (metal rim lock) with inserted glazing and new door furniture (RHS of the west elevation);
- Original door with solid panels and overlight (LHS of the west elevation);
- Horned sash windows with slender glazing bars, distorted glass, mullions with bead detail and architraves with mouldings that are typical of late 19th and early 20th century style. The large north window includes wired glass which is of 20th century date.
- 20th century solid door with a late 19th century to 20th century style architrave on the north-eastern side of the Library;
- Cupboard (?) doors on the LHS of the east wall of the Library which includes a beaded architrave and a decorative key plate cover and back plate;
- Roof structure includes chamfered rafters with bolted joints.

Statement of Significance: Room G13 was built in the late 19th to early 20th century. The brick cavity wall construction, roof structure and the survival of sash windows and panelled doors, and possibly a cupboard, are of heritage interest.



Figure 31: 4-panelled door from G11 to G13



Figure 32: Part-glazed panelled door with overlight on the RHS of the west elevation of G13



Figure 33: Part-glazed panelled door with overlight on the LHS of the west elevation of G13



Figure 34: 2-over-2 horned sash window on the western side of G13



Figure 35: 2-over-2 horned sash window with side lights on the north side of G13



Figure 36: Late 19th to early 20th century style architrave to a door opening on the north-east side of G13



Figure 37: Cupboard doors concealed behind shelves on the east side of G13



Figure 38: Detail of the roof structure in G13

5.0 FIRST FLOOR

Element: Room F1

Short history: Room F1 forms part of the original (Phase 1) 2-unit plan of 35 George Street. It was enlarged in the late 19th century (Phase 3) following the purchase of the property by William Holding in 1880. It appears that the original chimney stack was demolished and a new chimney stack built along the rear wall of G1 as part of the enlargement of this space. The original partitions between the Phase 1 rooms and possibly a staircase do not survive.

Features of merit: Features of heritage merit are as follows:

- Two 19th century 4-panelled doors and architraves;
- Chimney breast with plain wooden surround and mantelshelf along the north wall. The fireplace has been blocked up (Phase 3).
- Chimney breast with early 20th century style surround (check) along the east wall;
- Cupboard with panelled doors on the left hand side of the chimney breast (19th to early 20th century);
- Three 8-over-8 sash windows on the south side of the room. West – 19th century architrave, slender glazing bars, late 19th century sash fastener, distortion in the glass; Central – replacement architrave, replacement Brighton pattern sash fastener (modern), part of the original fastener survives and appears to be of the same design as the example on the west window (i.e. late 19th century style), distorted glass; East – modern architrave, lower sash a 20th century replacement, 20th century Brighton pattern sash fastener and part of the original fastener.

Statement of Significance: Room F1 is a much altered room in terms of floor plan. The original partition/s have been removed (not clear when) and the western side enlarged in the later 19th century. F1 does, however, include a number of fixtures and fittings, including fireplaces, doors, architraves, sash windows and internal shutters that contribute to the buildings interest.



Figure 39: 4-panelled door to F1 at the top of the dog-leg staircase



Figure 40: 4-panelled door to F1 from the landing



Figure 41: Chimney breast with wooden surround to a blocked fireplace in F1



Figure 42: Fireplace on the east side of F1



Figure 43: Cupboard with panelled doors on the LHS of the east wall of F1



Figure 44: Western sash window in F1



Figure 45: Central sash window in F1

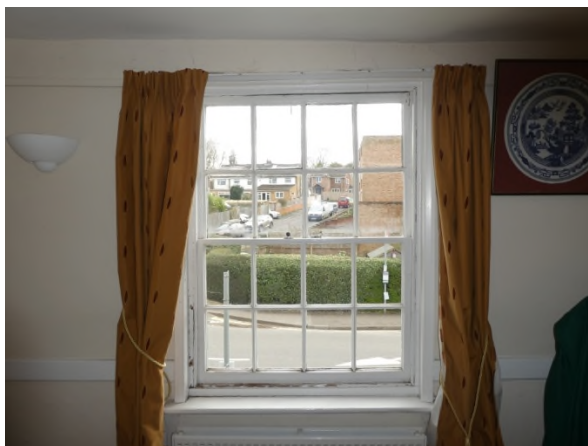


Figure 46: Eastern sash window in F1

Element: Room F2

Short history: Room F2 is one of two first floor rooms within the Phase 1 part of 37 George Street.

Features of merit: Features of heritage merit are as follows:

- 19th century 4-panelled door and architrave;
- Chimney breast with beaded wooden surround and mantelshelf;
- Early 19th century hob grate;
- Replacement sash window (early 20th century);
- 19th century cupboard door;
- Stud partition within the cupboard.

Statement of Significance: Room F2 forms part of the original floor plan of 37 George Street and includes a number of 19th century fixtures and fittings which contribute to the significance of the building.



Figure 47: 4-panelled door to F2



Figure 48: Wooden fire surround and hob grate



Figure 49: Sash window on the side of F2



Figure 50: Plank and batten cupboard door with L-hinges



Figure 51: Stud partition in the cupboard

Element: Room F3

Short history: Room F3 is one of two first floor rooms within the Phase 1 part of 37 George Street.

Features of merit: Features of heritage merit are as follows:

- 19th century 4-panelled door and architrave;
- Chimney breast with beaded wooden surround and mantelshelf;
- Late 19th century arch plate register grate with side hobs.

Statement of Significance: Room F3 forms part of the original floor plan of 37 George Street and includes a number of 19th century fixtures and fittings which contribute to the significance of the building.



Figure 52: 4-panelled door to F3



Figure 53: Wooden fire surround and arch plate register grate in F3

Element: Room F4

Short history: Room F4 is a passage providing access to the Phase 1 and Phase 2 rooms. It is currently unclear if F4 was part of the original layout of the Phase 2 extension. Some of the evidence suggests that it is a later insertion.

Features of merit: Features of heritage merit are as follows:

- Late 19th century staircase at the western end of F4.

Statement of Significance: F4 is located within the Phase 2 rear extension. Other than the staircase at the western end, no features of merit were identified. The windows are modern.

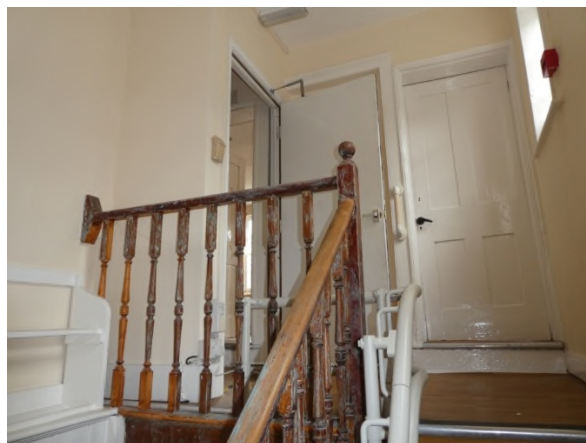


Figure 54: Dog-leg staircase at the western end of F4

Element: Room F5

Short history: Room F5 is a first floor room associated with the Phase 2 rear extension to No. 35 (and No. 37). It was possibly formed when the staircase was inserted and passage (F4) created in the later 19th century.

Features of merit: Features of heritage merit are as follows:

- Late 19th century 4-panelled door and architrave;
- Chimney breast;
- Late 19th century wooden casement window.

Statement of Significance: Room F5 includes a chimney breast and a number of fixtures and fittings of interest, including a late 19th century 4-panelled door, architrave and two-light casement window.



Figure 55: 4-panelled door to F5

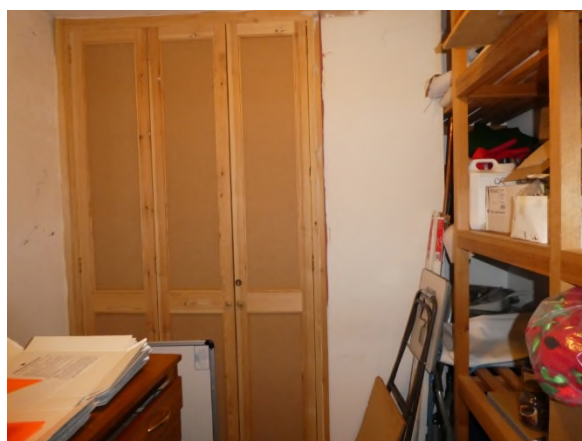


Figure 56: Chimney breast in F5



Figure 57: 2-light casement window on the north side of F5

Element: Room F6

Short history: Room F6 is a first floor room associated with the Phase 2 rear extension to No. 37 (and No. 35). It was possibly formed when the staircase was inserted and passage (F4) created in the later 19th century.

Features of merit: Features of heritage merit are as follows:

- Late 19th to early 20th century 4-panelled door and architrave.

Statement of Significance: Room F6 is interpreted as a later alteration to the first floor layout of Phase 2 and is considered to be of relatively low significance.



Figure 58: 4-panelled door to F6

Element: Room F7

Short history: Room F7 is a first floor room associated with the Phase 2 rear extension to No. 37 (and No. 35). It was possibly formed when the staircase was inserted and passage (F4) created in the later 19th century.

Features of merit: Features of heritage merit are as follows:

- Late 19th to early 20th century 4-panelled door and architrave;
- Late 19th to early 20th century 2-light wooden casement window.

Statement of Significance: Room F7 is interpreted as a later alteration to the first floor layout of Phase 2 and is considered to be of relatively low significance. The late 19th to early 20th century door (replacement door furniture) and casement window are of some interest.

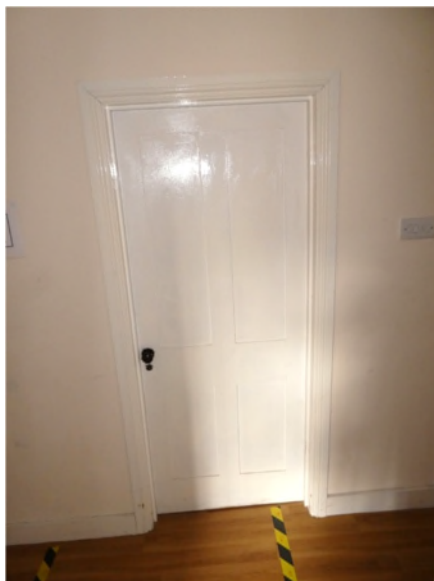


Figure 59: 4-panelled door to F7



Figure 60: 2-light casement window on the north side of F7

Element: Room F8

Short history: Room F8 is a first floor room associated with the Phase 2 rear extension to No. 37 (and No. 35). It was possibly formed when the staircase was inserted and passage (F4) created in the later 19th century.

Features of merit: Features of heritage merit are as follows:

- Late 19th to early 20th century 4-panelled door and architrave.

Statement of Significance: Room F8 is interpreted as a later alteration to the first floor layout of Phase 2 and is considered to be of relatively low significance.



Figure 61: 4-panelled door to F8

6.0 ROOF VOIDS

Element: Phase 1 and Phase 2 roof structures

Short history: The Phase 1 and Phase 2 roof structures are of similar design and include side purlins, raking queen posts (with birdsmouth joints), ridge planks and common rafters of slender scantling.

Features of merit: Features of heritage merit are as follows:

- Raking queen posts;
- Side purlins;
- Common rafters;
- Ridge planks.

Statement of Significance: The Phase 1 and 2 roof structures are typical of 19th century techniques.



Figure 62: Phase 2 roof structure



Figure 63: Phase 1 roof structure

7.0 PHASE PLAN AND ROOM KEYS

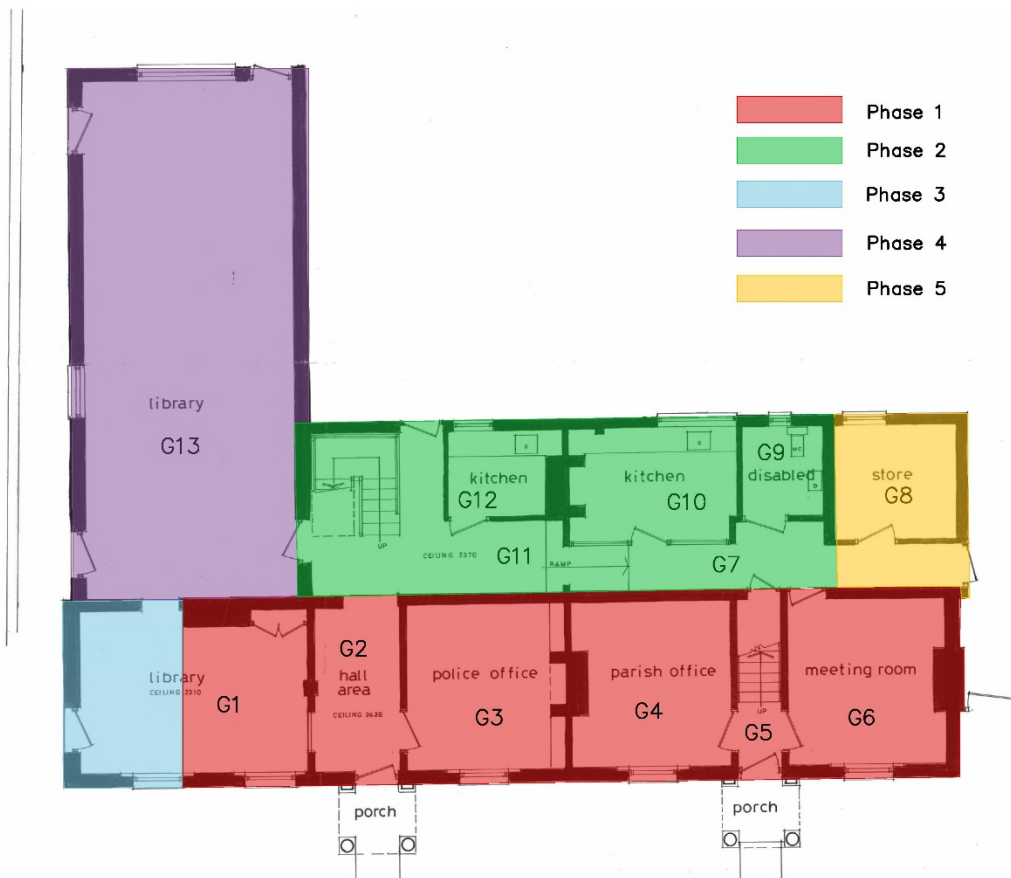


Figure 64: Suggested ground floor phase plan and room key

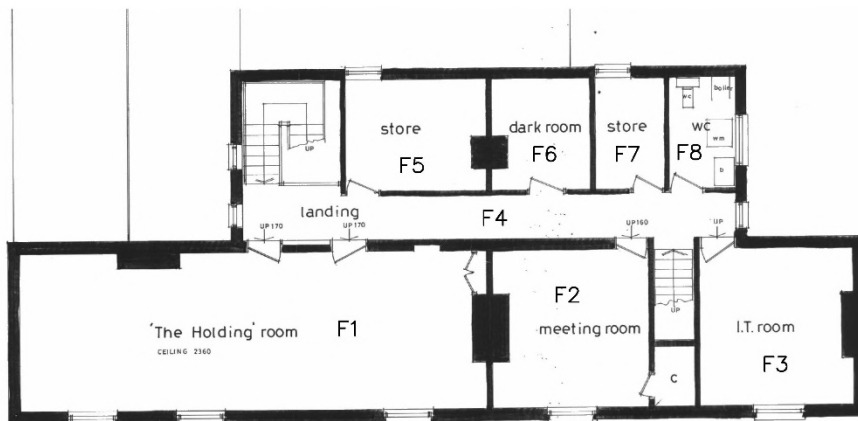


Figure 65: First floor room key