

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

HERITAGE STATEMENT



JPHERITAGE

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PROJECT: Kingsclere Village Club, 35-37 George Street, Kingsclere, Hampshire

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CLIENT: Kingsclere Village Club

PREPARED BY: Jamie Preston, Heritage Consultant
JPHERITAGE
Worting House
Church Lane
Basingstoke
Hampshire

Mob: 07974 671840
Email: jamie.jpheritage@gmail.com

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KINGSCLERE VILLAGE CLUB, KINGSCLERE - HERITAGE STATEMENT

1.0 INTRODUCTION

1.1 Purpose

- 1.1.1 This Heritage Statement has been prepared by JP Heritage on behalf of Kingsclere Village Club to inform proposals for proposed alterations at 35-37 George Street, Kingsclere (Kingsclere Village Club). 35-37 George Street is a Grade II listed building located within the Kingsclere Conservation Area.

1.2 Nature of the proposals

- 1.2.2 The proposal is for works to windows and doors, to include repair, refurbishment, the installation of secondary glazing and replacement doors/windows. It is also proposed to install air to air heating in the main hall and library rooms.

1.3 Heritage designations



Figure 1: Front elevation of 35-37 George Street

- 1.3.1 35-37 George Street was added to the statutory *List of Buildings of Architectural or Historic Interest* at Grade II on 18th May 1984. The list description reads as follows:

Tablet incised TB 1832. A short terrace of 2 storeys, 5 windows. Slate roof. Blue brick walling in header bond, Dutch flat arches to the ground-floor, stone cills. Sashes (of 16 lights) in reveals. The entrance to each is a Tuscan porch, with smooth columns and pilasters, and half glazed doors.

1.4 References in the Hampshire Historic Environment Record

- 1.4.1 The Hampshire Historic Environment Record does not include any information in addition to the listing description.

1.5 Planning history

- 1.5.1 There are a number of planning and listed building consent applications recorded for 35-37 George Street, as follows:

21/00004/LBC – Repair to the building’s roof (Withdrawn)

BDB/71137 – Construction of pitched roof over existing flat roof. Erection of a single storey extension to form toilet block and chair store following demolition of existing outbuildings (Approved).

BDB/70922 - Construction of pitched roof over existing flat roof. Erection of a single storey extension to form toilet block and chair store following demolition of existing outbuildings (Approved).

BDB/71087 – Installation of a replacement entrance door furniture, replace 2 no. door panels with 2 no. vision panels and new door bell. Removal of 2 no. existing light fittings and make good wall, installation of new light fitting, and 3 no. new brick light fittings and signage (Approved).

BDB/63654 – Construction of pitched roof over existing flat roof. Erection of a single storey extension to form toilet block and chair store following demolition of existing outbuildings (Approved)

BDB/57096 – Installation of omni directional aerial attached to chimney (Approved).

BDB/40096 – Erection of traditional blue police lamp and notice board (Approved).

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 Basingstoke and Deane Local Plan 2011-2029

- 2.2.1 The relevant historic environment policy for the proposed development is as follows:

- Policy EM11 – The Historic Environment

- 2.2.2 The relevant part of Policy EM11 states that:

Development proposals which would affect designated or non-designated heritage assets will be permitted where they:

- *Demonstrate a thorough understanding of the significance of the heritage asset and its setting, how this has informed the proposed development, and how the proposal would impact on the asset's significance. This will be proportionate to the importance of the heritage asset and the potential impact of the proposal;*
- *Ensure that extensions and/or alterations respect the historic form, setting, fabric and any other aspects that contribute to the significance of the host building;*
- *Conserve or enhance the quality, distinctiveness and character of heritage assets by ensuring the use of appropriate materials, design and detailing.*

3.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

3.1 Understanding the history of the heritage asset

- 3.1.1 The Kingsclere tithe map (1841) shows the footprints and layouts of 35-37 George Street (marked as 111 and 112). No. 35 is shown with an L-plan and positioned within a more spacious and roughly square plot than is currently the case. The western boundary is shown further to the west and included two outbuildings which were probably of brick construction. No. 37 is shown with a roughly U-plan footprint. The rear element has a wider footprint than the main frontage building (possibly a Malthouse). A structure is also shown attached to the south-east corner of No. 37 (numbered 115). This structure projects into the road and is shown parallel to it. It is unclear if the projecting element immediately to the rear of Nos. 35 and 37 represent the parallel element to the rear of the building today. The map shows that the projecting element to the rear of No. 35 is narrower than the existing structure. This may, however, be a draughting error.



Figure 2: Extract from the Kingsclere tithe map (1841)

- 3.1.2 The 1st edition of the Ordnance Survey map (1873) shows a number of changes to 35-37 George Street. Perhaps the most substantial is the remodelling of the rear. It appears that the relatively large rear wing to No. 37 had been demolished, at least in part. The projecting elements to the rear correspond with the footprint of the existing parallel range to the rear. Porches are clearly shown on the southern side of the two properties. Long narrow extensions which project towards the northern boundary are shown to the rear of both Nos. 35 and 37. The attached structure on the south-east side of No. 37 had been demolished. The extent of the land/garden on the western side of No. 35 is shown as reduced, with a new boundary closer to the western side of 35. A relatively large structure aligned perpendicular to the street occupies the area to the west of this boundary. The gardens of No. 35 and 37 are laid out with paths and trees.

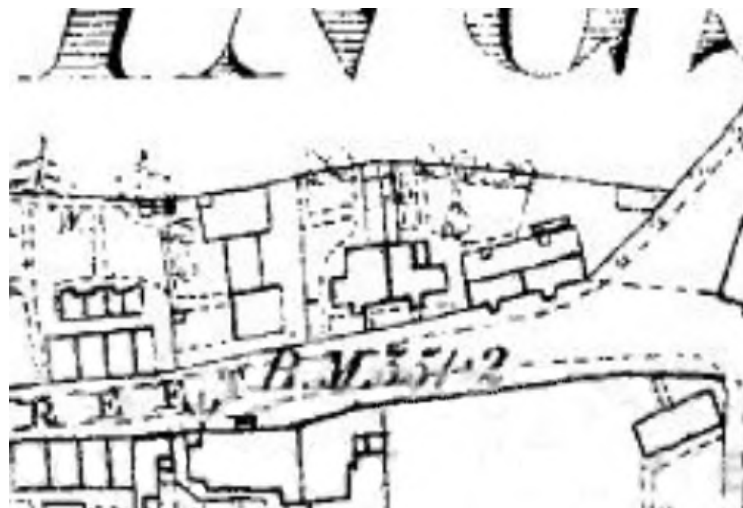


Figure 3: Extract from the 1st edition of the Ordnance Survey map (1873)

- 3.1.3 The 2nd edition of the Ordnance Survey map (1895) shows further changes to the footprint of Nos. 35 and 37 George Street. At No. 35 a side extension projecting to the rear is shown. The rear of No. 35 includes a stepped footprint which diminishes to a narrower depth than is shown on the 1873 map (eastern side of No. 35). The long narrow extensions that project to the northern boundary are more clearly defined on this edition of the Ordnance Survey map.

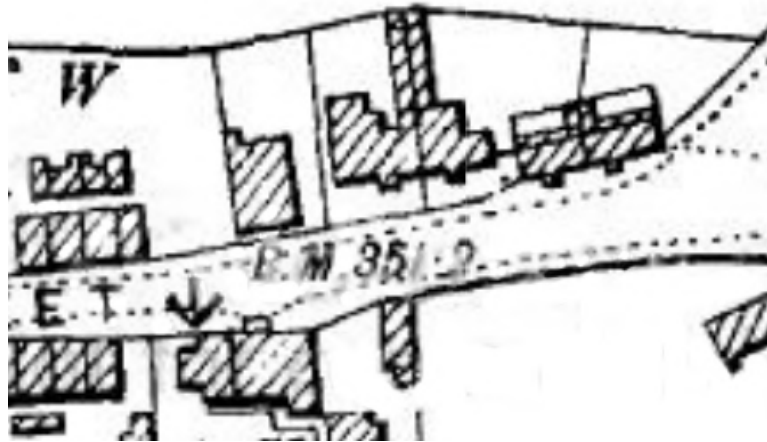


Figure 4: Extract from the 2nd edition of the Ordnance Survey map (1895)

- 3.1.4 The 3rd edition of the Ordnance Survey map (1911) shows relatively small changes to the footprint of Nos. 35 and 37 George Street. The side extension to No. 35 appears to have been rebuilt or enlarged. This element of the building extends further to the north than is shown on the 1895 map. The only other main change is the insertion of a boundary on the western side of the south front of No. 35.

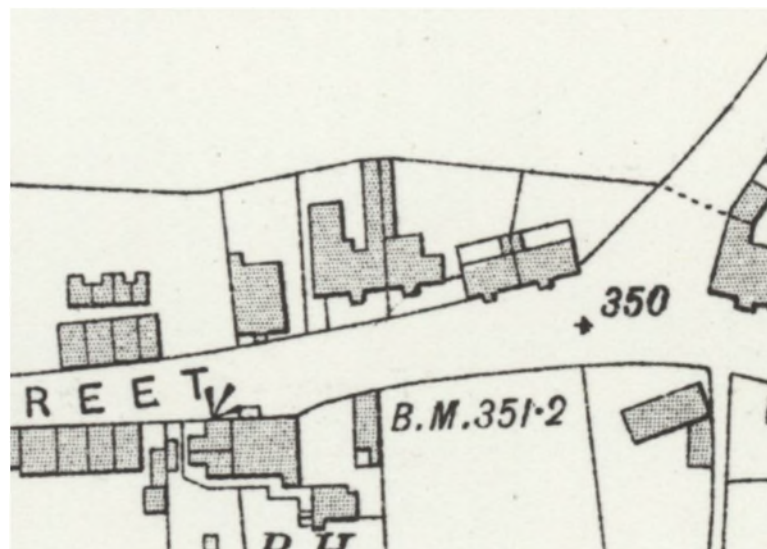


Figure 5: Extract from the 3rd edition of the Ordnance Survey map (1911)

- 3.1.5 An aerial photograph dating from 1930 shows the main part of Nos. 35-37 George Street fronting onto the street, a rear 2-storey extension parallel to the main part of the house, the side extension on the western side of No. 35, the single storey rear extension (No. 35) and a c. 1920s infill extension to the rear of both Nos. 35 and 37.



Figure 6: Extract from an aerial photograph of Kingsclere showing 35-37 George Street in 1930

3.2 Understanding the form of the heritage asset

Phase 1 – 35 George Street

- 3.2.1 The Phase 1 building is interpreted as a pair of 2-unit plan cottages. The front elevation is characterised by grey header bond brickwork and a symmetrical arrangement of window and door openings. The upper courses of brickwork are laid in monk bond which terminates with a chamfered brick eaves course. The ground floor windows and doors include flat arched brick heads and the first floor window openings have timber lintels. The entrances include rendered Tuscan porches. The porches had been added by 1873.
- 3.2.2 The west gable end elevation of Phase 1 has been replaced by the Phase 3 side extension. The flared header brickwork and chamfered eaves course continues (the latter as a verge detail) on the left hand side of east gable end elevation (No. 37). A truncated brick stack is located at the centre of the elevation and red/orange bricks laid in Flemish bond on the right hand side of the elevation. The rear elevation of Phase 1 is to a large extent masked by the Phase 2 and Phase 4 extensions but is of brick construction in Flemish bond using red/orange bricks (as noted for the right hand side of the east elevation). It is assumed that the original west elevation was of similar design to east gable end elevation, including a gable end stack.
- 3.2.3 The entrance to No. 35 leads into a wide hall with a brick floor (G2). The width of the entrance hall suggests that this was the position of the original staircase. G2 includes door openings to two ground floor rooms (G1 and G3). The original architraves of the door to G1 have been replaced or obscured. The 4-panelled door includes 19th century door furniture. The architrave of the door to G3 is typical of second quarter of the 19th century styles. The 4-panelled door with plain sunk panels is of 19th century date.
- 3.2.4 G1 is accessed through a door opening (no door) with a late 19th to 20th century style architrave. The western side of G1 relates to a Phase 3 side extension and is discussed below. The eastern side of G1 includes a chimney breast along the rear wall (interpreted as part of the Phase 3 alterations) and, to the front, a sash window with internal shutters. This window includes a replacement bottom sash and an original upper sash with ball type sash fastener and some distortion in the glass panes.
- 3.2.3 G3 includes a fireplace along the party-wall with No. 37. The style of the wooden surround is the same as for the two fireplaces on the ground floor of No. 37 which are of Greek style

(Greek Revival). The original grate has been removed. There are cupboard doors on the right hand side of the fireplace. Along the front wall is a sash window with internal shutters (not seen).

- 3.2.4 Access to the first floor room (F1) is through doors accessed from the potentially Phase 2 rear extension. These doors include 19th century architraves and 4-panelled doors. F1 was originally two rooms and, based on the interpretation of the ground floor layout, would have included a central landing. The western end of F1 relates to a Phase 3 side extension and is discussed below. The two windows on the south side of the room include 19th century upper sashes with distorted glass panes. The eastern window includes an earlier sash fastener and the western window (central to F1 as it is today) includes part of the lever arm which appears to be of late 19th century style which suggests a later replacement (possibly associated with the Phase 3 side extension). There is an early 20th century style fire surround on the northern side of the room. To the left of the fireplace there is a cupboard with plain sunk panel doors, probably 19th century.

Phase 1 – 37 George Street

- 3.2.5 The entrance to No. 37 George Street leads to a small lobby with staircase and doors to rooms on each side. The door architraves are of late 19th to 20th century style, the doors are modern fire doors. G4 includes a chimney breast with plain Greek Revival style fire surround and Victorian/Edwardian grate with tiled splayed sides and a fixed canopy. The hearth and back are modern brickwork. The sash window on the south side of the room is a later replacement (probably 20th century) and a later 19th century style architrave. The plain sunk panel window shutters are 19th century.
- 3.2.6 The eastern side of G6 includes a chimney breast with a Greek Revival style wooden fire surround and early 20th century grate with splayed tiled sides and a plain fixed canopy. The sash window on the south side of the room includes later 19th century style architrave and internal shutters with plain sunk panels (19th century). There is a 20th century ledged and braced door on the northern side of the room which provides access to the Phase 2 extension.
- 3.2.8 The staircase includes modern finishes to the treads and risers and is underlined with ply. The under the stairs cupboard includes a modern ledged and braced door and has a concrete floor.
- 3.2.9 The first floor rooms are accessed from the passage/landing in the potentially Phase 2 extension. F2 is accessed through a 19th century 4-panelled door with sunk panels and architrave. This room includes a chimney breast along the party-wall with No. 35. The fireplace includes a beaded surround with mantelshelf and early 19th century hob grate. There is a cupboard with a plank and batten door hung on L-hinges on the south-east side of the room. The cupboard door and architrave is of 19th century date. The sash window on the front elevation is a later replacement.
- 3.2.10 F3 is accessed through a 19th century 4-panelled door. This room contains a chimney breast on the eastern side. The beaded wooden surround includes a mantelshelf. The fireplace includes a second half of the 19th century arch plate register grate with side hobs. The sash window on the south side of the room is a later replacement.

Phase 2 – 35-37 George Street

- 3.2.11 The parallel range to the rear of the main part of Nos. 35 and 37 is problematic to interpret in terms of historic phasing. The 1841 tithe map shows a structure in this location but does not

have the same footprint as the rear element to No. 35 today. The brickwork to the rear of No. 27 demonstrates two phases of construction which suggests that the current range to the rear (Phase 2) was partly rebuilt. The roof structure of Phase 1 and Phase 2 is very similar which suggests that they are broadly contemporary. The 1873 map shows the footprint of the Phase 2 rear range as it exists today.

- 3.2.12 Phase 2 is a 2-storey extension to the rear of both Nos. 35 and 37 George Street. The external elevations are substantially masked by later extensions: the west elevation by a late 20th century single storey extension, the north by the recently constructed hall and the west elevation by the library. The two window openings on the east gable end elevation are later insertions. The larger opening to the right includes a timber lintel and the smaller window opening to the left has no definition in terms of a brick head or expressed timber lintel. The north elevation includes two phases of brickwork. The ground floor brickwork is laid in Flemish garden bond and the first floor brickwork is in monk bond. As noted above, it is currently unclear whether this relates to the incorporation of earlier fabric or two phases of building construction, probably the former. There is a large modern window opening on the left hand side of the north elevation which is probably an enlargement of an earlier window of similar design to the window on the first floor above. The small window with a timber lintel is also a later insertion. Part of the ground floor elevation can also be viewed from within the modern hall. This includes a door and window opening. The brickwork has modern finishes. At first floor level on the left hand side of the north elevation there is an original window opening with a segmental arched brick head.
- 3.2.12 Based on current evidence, it is considered that G7 and G10 were originally a single room, probably a kitchen, with perhaps G9 serving as a store/pantry or similar. There are very few features of interest within G7, G9 and G10. Perhaps the most significant is the chimney breast and fireplace with plain wooden surround and mantelshelf with ogee brackets in G10. The 4-panelled door to G8 (Phase 5 modern extension) appears to have been re-used.
- 3.2.13 Similarly, the partitions forming G12 appear to be later insertions. This room is accessed through a modern door. Modern finishes and fittings conceal much of the historic fabric which is painted brick. There is a chimney breast with a blocked fireplace on the eastern side of the room. The window opening on the north side of the room includes a plain pegged frame and multi-paned lights with frosted glass. The left hand light has slender glazing bars and probably relates to the original building of Phase 2.
- 3.2.14 G11 is accessed from G7 through a breach in the party-wall between Nos. 35 and 37. The floor is finished with quarry tiles and the brick partition between G3 and G11 is painted brickwork, which is unusual for an internal finish, although may reflect the service function of this part of the house. The dog-leg staircase includes newel posts with ball finials and square section balusters for the lower flight and turned balusters for the upper flight. The style of the balusters of the upper flight is typical of the later 19th and early 20th centuries. The treads and risers of the lower flight of the staircase have been replaced. The staircase is enclosed at ground floor by matchboards. There is a plank door with plain T-hinges that provides access to an under stairs cupboard. The brickwork observed in the cupboard under the stairs is painted. A 6-panelled door (some obscure glazed panels) provides access to the modern Hall. This door includes sunk panels with mouldings, a metal rim lock with brass door knobs and a key plate.

- 3.2.15 F4 is a passage/landing that provides access to the Phase 1 and Phase 2 rooms on the first floor. The style of the door architraves to F1, F2 and F3 are of an earlier type than those to F5, F6, F7 and F8. It is currently unclear if this passage was added after the original construction of the Phase 2 extension. The position of the chimney breast in F5/F6 suggests that the partitions associated with the formation of F4 are secondary and was perhaps inserted when the staircase was inserted.
- 3.2.16 F5 is accessed through a 4-panelled door with sunk panels and architrave (later 19th century to early 20th century). There is a chimney breast on the eastern side of the room and a late 19th century 2-light window with central glazing bars.
- 3.2.17 F6 is accessed through a 4-panelled door with plain sunk panels, a later 19th to 20th century architrave and Bakelite door knobs (20th century).
- 3.2.18 F7 is accessed through a 4-panelled door with plain sunk panels, a later 19th to 20th century style architrave and Bakelite door knobs (20th century). The store includes a 2-light casement window with glazing bars and catch (late 19th to early 20th century).
- 3.2.19 F8 is accessed through a 4-panelled door with plain sunk panels, modern door furniture and a late 19th to 20th century style architrave. There is an 8-over-8 sash window of 20th century date on the east side of the room.

Phase 3 – 35 George Street

- 3.2.20 The western side of 35 George Street was extended in the late 19th century to create large ground and first floor rooms (G1 and F1). The front elevation is characterised by grey bricks of slightly different character to the Phase 1 brickwork. The bricks are laid in Flemish bond. The two window openings have the same style of heads as the rest of the Phase 1 front elevation. The west elevation is of red/orange brickwork in Flemish bond with brick kneelers and a stepped brick verge. There is a door opening with a three course brick head.
- 3.2.21 Access to G1 is through the Phase 4 library (G13). There is no door but the architrave is of late 19th to 20th century style. There is a window opening on the southern side which includes internal shutters with plain sunk panels. The architrave is typical of the first half of the 19th century (references the Phase 1 window). The style of sash fastener is different to the sash window on the eastern side of G1. The bottom sash is a replacement. The narrow glazing bars of the upper sash suggest that it is original. There is some distortion in the panes of the upper sash. There is an external door on the west side of G1 which includes a first half of the 19th century style architrave. The 4-panelled door with plain sunk panels internally and flush beaded panels externally includes a machine made metal rim lock (probably an early 20th century replacement).

Phase 4 – 35 George Street

- 3.2.22 The Phase 4 extension to the rear of 35 George Street is a single storey brick building with a double pitched roof finished with slate. The bricks are laid in stretcher bond with occasional headers which demonstrates cavity wall construction. There are examples of late 19th century cavity wall construction in North Street, Kingsclere. The window and door openings on the west elevation are of similar design to the opening on the west elevation of Phase 3.
- 3.2.23 G13 is accessed through a door opening to the left of the staircase in G11. The 4-panelled door includes plain sunk panels, a brass door knob and evidence for an earlier key plate (appears

to be of similar design to the door from G2 to G1). The door surround is plain with no mouldings facing the staircase hall but has a typical late 19th to 20th century architrave on the Library side of the opening. There is a machine pressed metal rim lock which is a later alteration to the door. G13 includes the following features:

- 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.

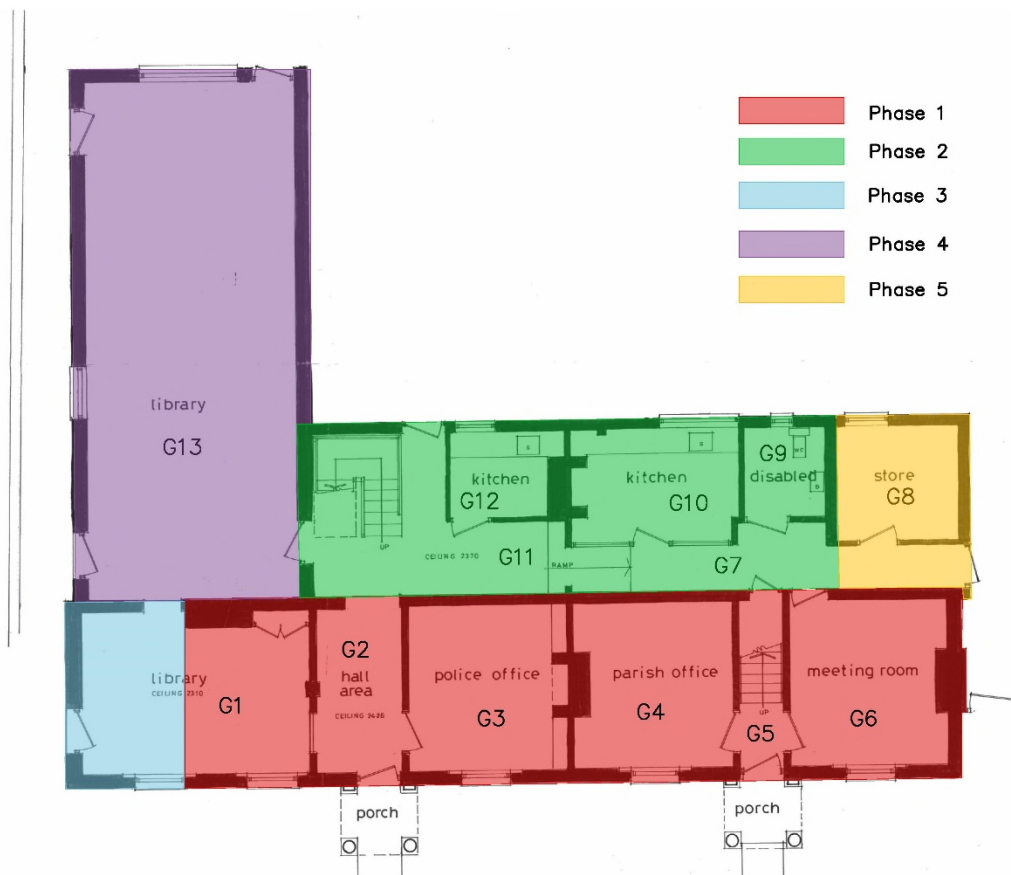


Figure 7: Suggested ground floor phase plan and room key

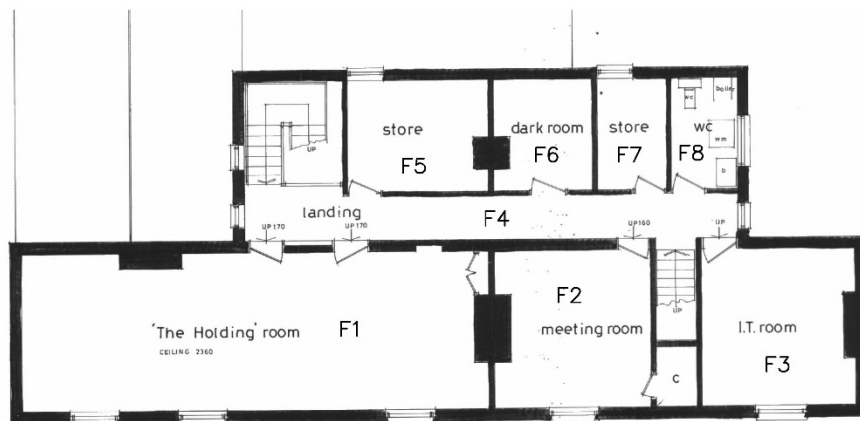


Figure 8: First floor room key

3.3 Assessment of the significance of the heritage asset

3.3.1 A more detailed assessment of significance is set out in the Heritage Audit. The following provides a summary for each phase of development.

Phase 1

3.3.2 Phase 1 is a pair of 2-unit plan cottages built in the early 19th century. The original brickwork window openings with flat arched brick heads, historic sash windows (mostly on the ground floor), an original panelled door and the Tuscan porches (later additions) contribute to the character and historic integrity of the front elevation. The west gable end elevation also survives intact with a gable end stack. The rear elevation is substantially masked by later extensions but the original appearance remains legible in terms of materials.

3.3.3 The interior floor plan of No. 37 survives relatively intact with a central staircase and a small lobby. The original layout of No. 35 has been compromised by what appears to be the loss of the original staircase. The wide entrance hall, however, remains legible and contrasts with the modest entrance to No. 37.

3.3.4 Nos. 35 and 37 retain a number of internal fixtures and fittings which contribute to the special interest of the building. These include panelled doors, architraves and fireplaces.

Phase 2

3.3.5 Phase 2 is more problematic to interpret. The 1841 map shows that there was a structure in this location at the time. There are changes in the brickwork observable on the rear elevation which suggests that an earlier structure in this position was incorporated into the Phase 2 structure.

3.3.6 The two phases of brickwork, gabled roof form and a small number of casement windows with segmental arched brick heads provide evidence of the original design of Phase 2. There are a number of 20th century window insertions which have blurred the original design of the elevations.

3.3.7 The interior of the ground and first floors has been altered by the insertion of partitions, the ground floor has been altered to a greater extent. A chimney breast between G10 and G12

forms part of the original floor plan and the passage on the first floor forms part of the historic circulation routes through the building. Internal fixtures and fittings such as panelled doors and a staircase contribute to the interest of the building.

Phase 3

3.3.8 Phase 3 represents an enlargement of the building in the late 19th century 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. Phase 3 replicates the form of Phase 1, including a gabled roof finished with natural slates, 8-over-8 sash windows, a flat arched brick head on the front elevation. This creates a unified front elevation and harmonises the character of the interior. Phase 3 included the removal of the original west gable end wall of Phase 1.

Phase 4

3.3.9 Phase 4 is an extension to the rear of 35 George Street. Historic map regression suggests that this was constructed 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.

Phase 5

3.3.10 Phase 5 is a modern extension of no heritage value.

4.0 HERITAGE IMPACT ASSESSMENT OF THE PROPOSED DEVELOPMENT

4.1 Proposals

4.1.1 The proposed scheme includes the following:

Exterior

- Refurbishment of existing sash windows and installation of secondary glazing;
- Replacement of the front doors to No. 35 and 37 (G2 and G5);
- Refurbish and installation of secondary glazing to the casement window in F7;
- Refurbishment and installation of secondary glazing to the windows in F8 and eastern side of F4;
- Refurbishment and installation of secondary glazing to the two windows on the west side of the landing;
- Replacement of the external door on the west side of G1;
- Refurbishment of the door on the left hand side of the west elevation of G13;
- Replacement door (right hand side of the west elevation of G13);
- Refurbish and instal secondary glazing to the window on the north elevation of G13;
- Refurbishment and installation of the sash window on the west elevation of G13;
- Installation of an air to air heating system.

4.2 Works to windows

4.2.1 It is proposed to repair/refurbish all of the windows, including draught-proofing. Where internal shutters exist, they are to be made good/functional. The details of the window refurbishment includes adding concealed brush beading, perfectly balanced weights, new sash cords, removal of excess paint from channels and redecorating channels.

4.2.2 The existing windows are a mix of 19th century sash windows, late 19th to early 20th century casements and modern casements. It is proposed to refurbish all of these windows (please see the spreadsheet at Appendix 1). It is considered that the proposed works of refurbishment to the existing windows would not affect the special interest or character of the listed building.



Figure 9: 19th century 8-over-8 sash windows on the front elevation



Figure 10: 20th century sash and fixed light on the east elevation



Figure 11: Mix of late 19th-early 20th century casements and modern casements on the rear elevation (north)



Figure 12: Late 19th to early 20th century tripartite sash window on the north elevation of the rear library wing



Figure 13: Late 19th to early 20th century sash window on the west elevation (library rear wing)

- 4.2.3 It is also proposed to install CozyGlazing secondary glazing which is made of a modern, lightweight equivalent of glass which is fixed using magnetic strips so that it is easy to remove and virtually invisible. The Mitchell and Dickinson website provides examples which appear unobtrusive and have been used for listed buildings. Their web address is as follows:

[Secondary Glazing for Listed Properties and Period Homes | Devon | Bristol | Bath \(mitchellanddickinson.co.uk\)](http://mitchellanddickinson.co.uk)

- 4.2.4 The absence of a frame allows this system to be used in relation to internal shutters and has a visually light appearance which allows the form of the existing windows to remain highly legible, thereby preserving the character of the listed building. The proposed secondary glazing is ultimately reversible.

4.3 Replacement doors

- 4.3.1 The front door to No. 35 providing access to G2 is a modern replacement and is of no heritage value. Its replacement with an appropriately designed replacement that references the design

of the older door at No. 37 and includes appropriate period door furniture would enhance the character of the front elevation of the listed building.



Figure 14: Modern replacement door at No. 35

- 4.3.2 The front door to No. 37 includes two upper panels and a single lower panel. The style of the panel mouldings is consistent with 19th century style. The door furniture is modern but there is evidence for original/earlier door furniture on the internal face of the door. Due to the condition and poor fitting of the door it is proposed to replace it on a like for like basis to include appropriate period door furniture. It is proposed to retain the existing door and re-use or display it elsewhere in the building. In this manner historic fabric would not be lost. The replica door would preserve the character of the front elevation.



Figure 15: Front door at No. 37

- 4.3.3 The panelled door on the west elevation of Phase 3 is a modern replacement and is of no heritage value. This door replicates the style of the original door on the left hand side of the

west elevation of the Phase 4 extension. The proposed like for like replacement door would preserve the character of the west elevation.



Figure 16: Panelled door on the west elevation of Phase 3



Figure 17: Detail showing the crisp finish of the panels of the door on the west elevation of Phase 3

- 4.3.4 The door on the right hand side of the west elevation of Phase 4 was originally a solid door of the same design as the door on the left hand side of the west elevation. This door has been modified with the insertion of glazing in the upper panels. The lower section of the door appears to be original to the Phase 4 extension. This door has been substantially altered and is of relatively late date. This door is considered to be of low significance. The proposed replacement would be like for like to match the established style of doors on this side of the building. The proposed replacement would preserve the character of the listed building.



Figure 18: Existing door on the right hand side of the west elevation of Phase 4



Figure 19: Detail showing the original lower panels and the modern glazed panels

- 4.3.5 The panelled door on the left hand side of the west elevation of Phase 4 is an original early 20th century door. It is proposed to retain and refurbish this door, thereby preserving the evidential value of Phase 4 as well as the established character of this elevation.



Figure 20: Original door on the left hand side of the west elevation of Phase 4



Figure 21: Detail of the panels of the original door on the west elevation of Phase 4

4.4 Heating system

- 4.4.1 Air to air heating is proposed for the library and hall. The provision of heating in the library in particular is important because the current system is inadequate and costly - the result being that it is not put on and this is part of the reason for a damp patch high up on a wall. To preserve the building itself some low grade heating is needed.
- 4.4.2 The heat pumps are to be placed on a concrete base behind a modern fence between the modern toilet block and a wooden shed. The proposed heat pumps would not therefore be attached to the listed building or visible within the setting. Pipe work for the main hall would run through the roof space of the toilet block, so not be visible. Pipework for the library will run along the back of the main hall outside, enter the building through the chair store, go through the roof space in the fire porch, and enter the library from that internal wall. The plan is to locate 2 coil heaters in the library high up on the wall. The proposed heating system will be highly discreet and would not adversely impact on the character or historic fabric of the building. The appearance of the external and internal units is shown on the Midea Product

Sheets submitted with this application. The proposed heating system will contribute towards preserving the fabric of the building as well as contributing to the current and future viability of the building.



Figure 22: Proposed position of the external heat pumps behind a fence

5.0 CONCLUSIONS

- 5.1.1 This report provides an assessment of the historic development and significance of the heritage asset and assesses the impacts of the proposed alterations on the significance of the listed building. 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.
- 5.1.2 The proposed alterations seek to improve the thermal efficiency of the listed building while retaining the historic character and fabric of the building. The proposed alterations have due regard for the age and character of the elements to be replaced. Historic fixtures and fittings such as the door to No. 37 will be recycled as a display item within the building. The proposed heating system will be visually discreet and will not adversely impact on the character of the listed building. The works of refurbishment to windows and doors will preserve the existing fabric and character and the proposed secondary glazing is reversible. The proposed works will ensure the future viability of the listed building and its continued function as an important community asset. As such, the proposed alterations are considered to be in keeping with the NPPF and Basingstoke and Deane Borough Council Local Plan policies with regards to the historic environment.

BIBLIOGRAPHY

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

APPENDIX 1 – Schedule of works to windows



1. Main Building Original Sash Windows

Heritage Consultant's view: These 8-over-8 sash windows are mostly original and include some replacement sashes that reference the original design.

PLANNED WORKS: repair,/refurbish, draught exclude and install cosyglaze secondary glazing. Reinststate the internal shutters in both library windows (front of the building).



2. Main Building North Elevation 1st Floor

Heritage Consultant's view: This is a historic 2-light casement.

PLANNED WORKS: Repair/refurbish, draught exclude and install cosyglaze secondary glazing.



3. Main Building, East Elevation 1st Floor (2 windows - 1 sash)

Heritage Consultant's view: Two 20th century windows within later openings cut into the brickwork.

PLANNED WORKS: Repair,/refurbish, draught exclude and install cosyglaze secondary glazing.



6. Main Building, West Elevation 1st Floor (2 Windows)

Heritage Consultant's view: Two 20th century windows within later openings cut into the brickwork.

PLANNED WORKS: Repair,/refurbish, draught exclude and install cosyglaze secondary glazing.



7. Library South Elevation Window

Heritage Consultant's view: This is an original early 20th century window.

PLANNED WORKS: Restore this window, new brushes and beads where needed. Draught proof and secondary glazing



8. Library West Elevation (Sash)

Heritage Consultant's view: This is an original early 20th century window.

PLANNED WORKS: To be repaired/refurbished/brushes, discreet secondary glazing.