

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

## DESIGN AND ACCESS STATEMENT



JPHERITAGE

June 2022

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

**DOCUMENT TITLE:** Design and Access Statement

**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

**SITE VISIT:** 16<sup>th</sup> March 2021

**REPORT ISSUED:** 17<sup>th</sup> June 2022

**JPH PROJECT NO:** 21/001

© JP Heritage Ltd 2022 No part of this document is to be copied in any way without prior written consent.

Every effort has been made to provide as complete and as accurate a report as possible. However, JP Heritage Ltd cannot accept any liability in respect of, or resulting from errors, inaccuracies, or omissions contained in this document.

**CONTENTS**

<b>1.0</b>	<b>The Site and Buildings</b>	<b>4</b>
<b>2.0</b>	<b>Nature of the proposals</b>	<b>4</b>
<b>3.0</b>	<b>Design</b>	<b>4</b>
<b>4.0</b>	<b>Access</b>	<b>5</b>

## KINGSCLERE VILLAGE CLUB, KINGSCLERE – DESIGN AND ACCESS STATEMENT

### 1.0 The Site and Buildings

1.1 Kingsclere Village Club (35-37 George Street) is a Grade II listed building located on the north side of George Street and within the Kingsclere Conservation Area.

1.2 35-37 George Street was added to the statutory *List of Buildings of Architectural or Historic Interest* at Grade II on 18<sup>th</sup> 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.*



Figure 1: Front elevation of 35-37 George Street

1.3 Kingsclere Village Club dates from the early 19<sup>th</sup> century and includes later side and rear extensions, including a modern hall and toilet block to the rear. The listed building is aligned parallel to the street and is positioned behind a shallow front garden with a low wall and hedge boundary. There is an open area of amenity space on the eastern side of the site, behind 39-45 George Street. A detailed account of the historic development and significance of Kingsclere Village Club is set out in the Heritage Statement that accompanies this application.

### 2.0 Nature of the proposals

2.1 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.

### 3.0 Design

3.1 The proposed refurbishment works to windows and doors will not result in any alterations to their existing character and appearance.

3.2 The proposed secondary glazing has been selected for its visually lightweight appearance which will allow the form of the existing windows to remain highly legible and for the sashes to remain operable while the secondary glazing is in place. The absence of a frame allows this system to be used in relation to internal shutters which are an important aspect of the internal design of the sash windows along the front of the building.

- 3.3 The proposed replacement of doors will be carried out on a like for like basis. The existing doors are timber and these will be replaced using the same material. The established character of the listed building will therefore be preserved. There will be no adverse impacts on the design of the building.
- 3.4 The proposed external heat pumps are to be placed on a concrete base behind a modern fence between the modern toilet block and a wooden shed. Two wall mounted cassettes are to be fitted in the main library and one floor standing cassette mounted in the children's library. The appearance of the external and internal units is shown on the Midea Product Sheets submitted with this application. The proposed heating system will be highly discreet and would not adversely impact on the character or historic fabric of the building. 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.

#### **4.0 Access**

- 4.1 Access to and from the property is unaffected by the proposals.