

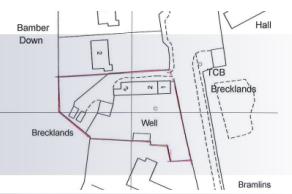
Google maps

Contents

- 1** Introduction
- 2** Appraisal of context
 - Planning context
 - Photographs
- 3** Design statement
 - Use
 - Amount
 - Layout
 - Scale
 - Landscape
 - Appearance
 - Access
 - Sustainability
 - Dark skies

Introduction

This statement is produced as a supporting document to accompany the Planning Application for replacement windows at Brecklands in Lower Froyle



Site Analysis



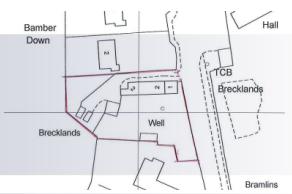
Bus stop for routes:
206

Road to Bently

Brecklands, Lower Froyle

Heritage, Design + Access Statement - R0

Appraisal of context

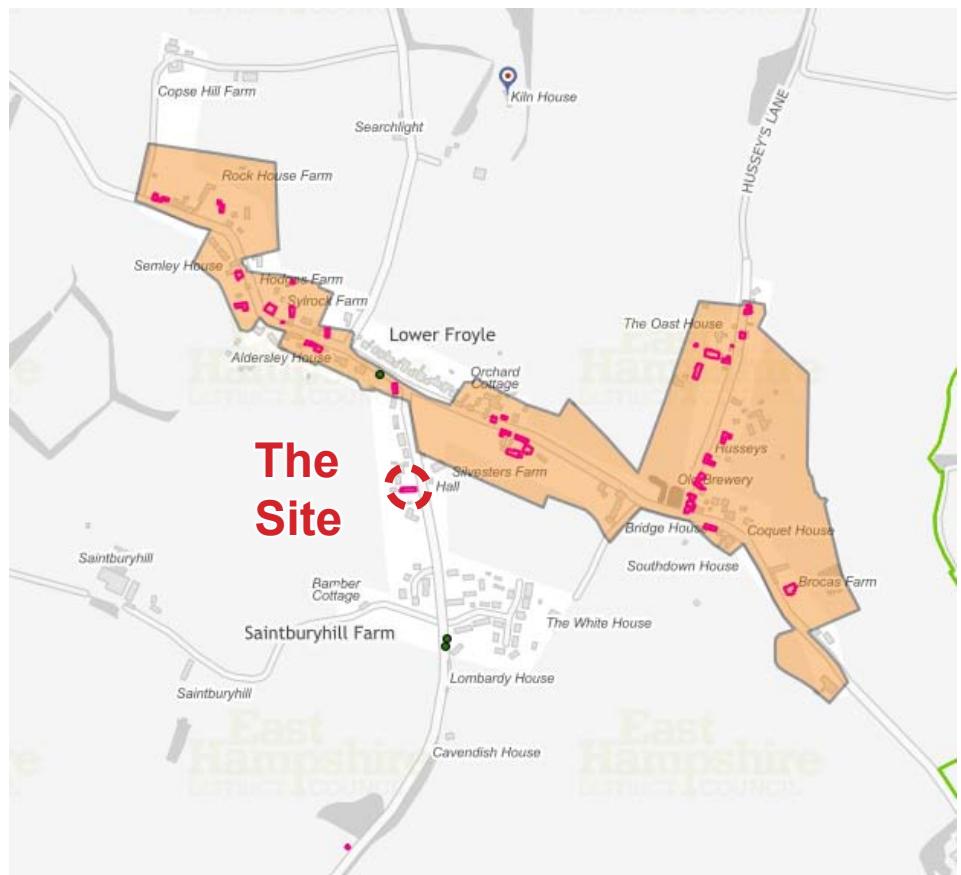


Listed buildings & Conservation Area

The property is Listed Grade II (List Entry Number: 1237467) first listed in 1985

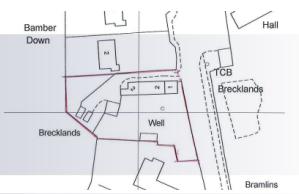
"2 houses, once the workhouse. Late C18. Brick walls and tiled roof. Rectangular block at right angles to the roadway; front (south) of 2 storeys, 6 windows. Hipped roof, brick dentil eaves. Walls of Flemish bond, cambered openings to the ground floor, plinth. Casements, including some original leaded windows. 2 boarded doors in plain frames. The building was converted to cottages in 1835, on transfer of the workhouse to Alton."

The property falls just outside the Lower Froyle Conservation area



The Site

- Listed Building
- Conservation Area



Froyle 100 Years of Memories

Froyle

100 Years of Memories
Collected by Annette Booth



Collected by Annette Booth

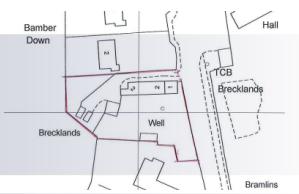
First published in 2000 by The Froyle Archive, Little Greystones, Lower Froyle Alton, Hampshire, GU34 4LJ

Brecklands We do not have a date when Brecklands was built but we do know that it was the old Workhouse. It was converted to cottages in 1835 when Froyle, with 20 other parishes, came into the Alton Union. Until relatively recently they were known as Workhouse Cottages, but the name has been changed to Brecklands.

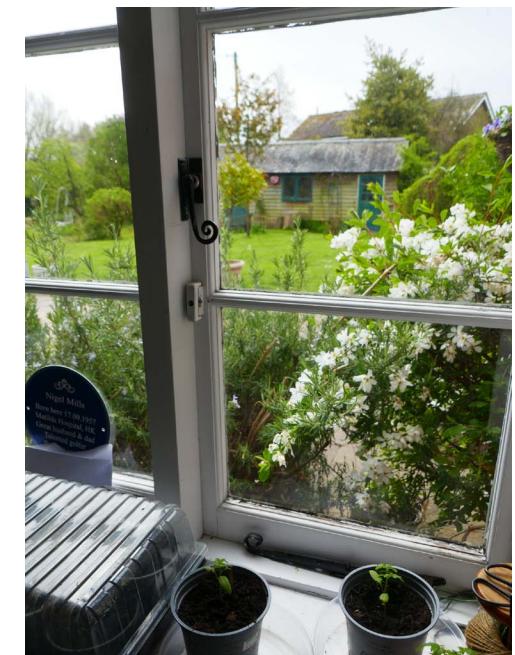
When it was a Workhouse, or Poor House as it was known, the Overseers of the Poor met here in turn with the Hen & Chicken and The Anchor. The photograph below was taken in 1938. By the Workhouse Act of 1723 single parishes were empowered to erect workhouses and by 1776 there were about 2,000 in England. Generally the poor were restricted to the building apart from Sundays and often male and female members of the same family were housed apart. In Froyle 'Overseers of the Poor' are first mentioned in 1750. Relief both 'in and out of the House' was given to poor families. This was paid to people with large families to augment the meagre wages of that time, so we have the beginning of our present day family allowances. The poor relief in 1774 was 4/- per month, and the clerk was paid 3/- for each parish funeral.

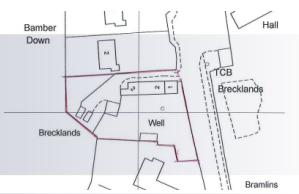
There was an epidemic of smallpox from 1774 to 1777. Various sums, including one of £24 7s 4½d, were paid to Samuel Hoare of nearby Crondall for boarding out people at the Smallpox Hospital, and the Church Registers of St Mary's record the large number of burials at this time.





Photos of the existing building - Garden elevation





Photos of the existing building - rear elevation



Brecklands, Lower Froyle

Heritage, Design + Access Statement - R0

Design statement



Design Statement

Window Condition

The existing windows facing the garden are painted timber casement windows with timber horizontal glazing bars. They are a mix of older single glazed windows and more recent double glazed windows.

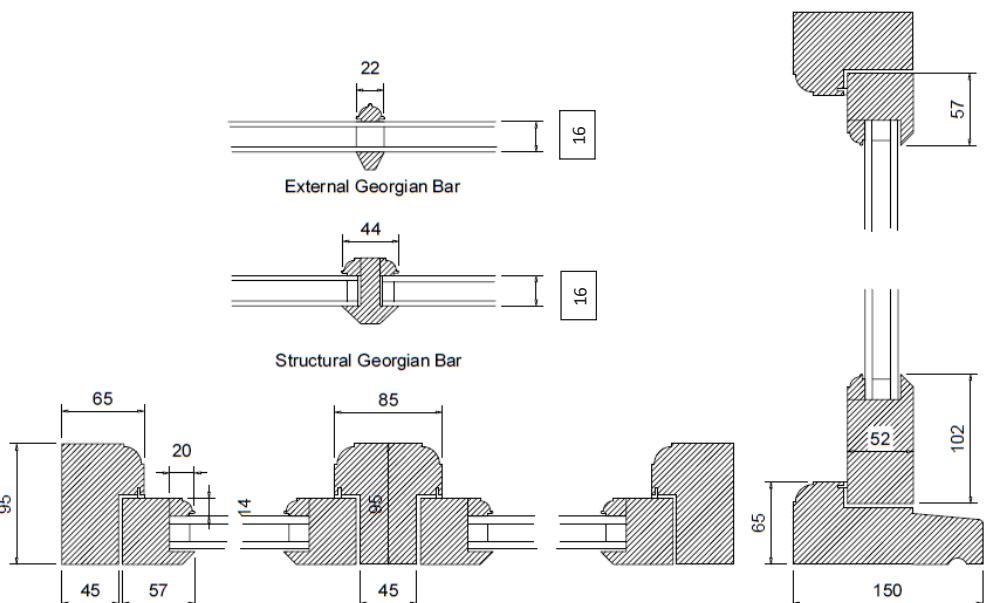
The condition varies from one window to another but they are all in poor shape. Some windows do not have a sub sill and are flush to the masonry walls resulting in the chance of some internal dampness

Windows to the road and track / side elevation are a mix of timber windows and older metal frame leaded windows. The metal frame windows are not the subject of this application. the timber windows are again in poor condition with many missing their sub sill.

It is therefore proposed to replace all timber frame windows as detailed on the window schedule accompanying this application. New windows will be double glazed using slimline double glazing units and traditional timber frame sections by the specialist heritage window manufacturer, Trade Timber Windows Ltd



Typical casement window by Trade Timber Windows



<https://trade-timberwindows.co.uk/windows-for-listed-buildings/>