

**TWYNEHAM HOUSE,
UPPER CLATFORD, HAMPSHIRE
SP11 7PS**

Heritage Statement



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Bob Edwards
BSc. (Hons.) PG Dip. IHBC MCifA

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1.0 INTRODUCTION

- 1.1 Twyneham House is a Grade II listed building located within the village of Upper Clatford, Hampshire. The building is within the Upper Clatford Conservation Area. The new owners of the property are seeking permission to make some alterations to the building requiring planning and listed building consent. Plans for the proposals have been prepared by Luke Rose Architects and have been submitted for pre-application advice.
- 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 August 2021 and subsequently prepared this report.

2.0 BACKGROUND

- 2.1 The earliest map consulted for this assessment is a Map of the Manor of Upper Clatford of 1733 (Figure 1). This map shows a detached building on the site of Twyneham House, the building having a deeper northern half than the southern part. At this date Watery Lane did not lie immediately south of the Twyneham House plot.
- 2.2 The Upper Clatford Tithe map shows that Watery Lane had taken its present form by 1841 (Figure 2). Twyneham House is shown as a linear range occupying the full width of its plot. The apportionment records that plot 59, described as 'cottage and garden' (as were most of the houses in the village) was owned and occupied by Sarah Stares. The 1841 census recorded that Sarah was 70 years old. In the 1861 census a William and Sarah Stare were recorded, William's occupation being given as 'shop keeper, baker and grocer'. The 1889 Kelly's Directory records a Mrs Maria Augusta Stare as being a grocer in Upper Clatford although no address is given whilst the 1891 census recorded Maria as being 67 years old, the head of the house with one live-in servant, and her occupation was noted as being 'Grocer: retailer of ale and porter'.
- 2.3 The Ordnance Survey 1st edition 25" map of 1873 shows that an addition parallel to the earlier range had been added to the rear but not running the full length of the original range, and that there was a further smaller block behind this (Figure 3). This arrangement remained largely unchanged in 1896 (Figure 4). By 1910 there had been some further alteration to the rear – the smaller rear block had been demolished and a new block added further to the north (approximately where the present single-storey block now stands).



Figure 1
Map of the Manor of
Upper Clatford, 1733
© HRO 117M93/1

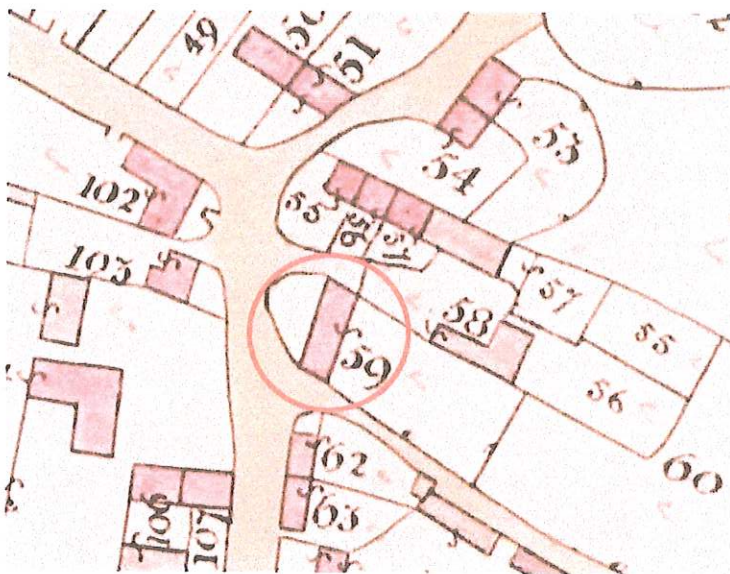


Figure 2
Twynham House as
shown on the Upper
Clatford Tithe map,
1841
© HRO 21M65/F7/240/2

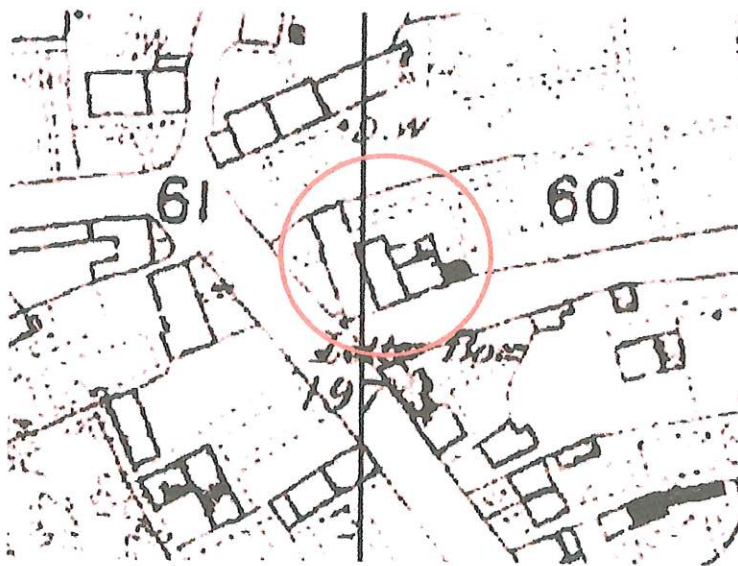


Figure 3
Ordnance Survey 1st
edition 25" map, 1873.
© Ordnance Survey/
Landmark

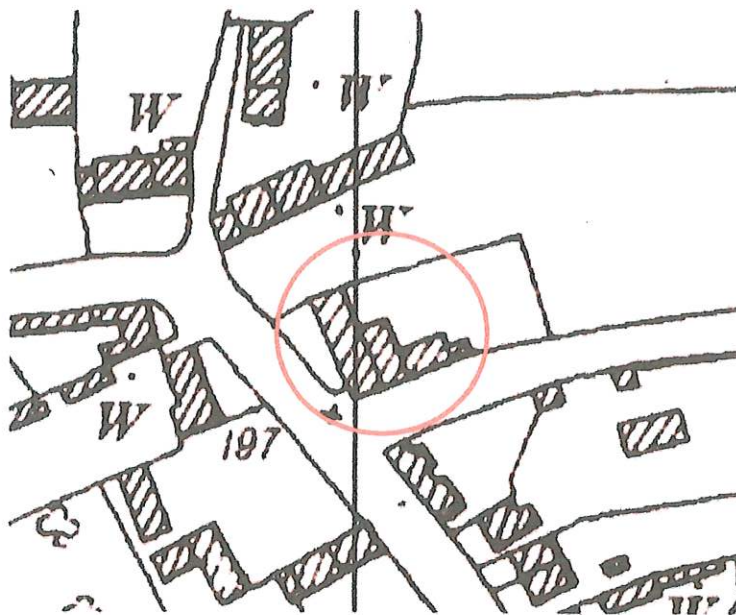


Figure 4
Ordnance Survey 2nd
edition 25" map, 1896.
© Ordnance Survey/
Landmark

- 2.4 Twyneham House was added to the *List of Buildings of Special Architectural or Historic Interest* at Grade II in 1985. The building is described in the *List* as:

House. c1840. Brick with tile roof. Symmetrical front (west) of 2 storeys, 3 windows, with a low extension at the south side of 2 storeys, 2 windows. Hipped and ½-hipped roof, red brickwork of Flemish bond, with flush yellow brick (painted red) dressings; quoins, 1st floor band, plinth, the ground floor windows have classical stucco frames, with pediment blocking course, cornice, block caps to pilasters and cills. Sashes in reveals. Stucco Tuscan porch of 2 columns, 2 pilasters, with a plain fanlight and 3-panelled door.

- 2.5 There are no records of applications for alterations to Twyneham House on the TVBC web site other than for an application for a solar panel of the roof which was approved (10/02606/LBWN).

3.0 DESCRIPTION

- 3.1 Twyneham House presents a symmetrical three bay elevation to the street with hornless eight-over-eight sashes at first floor level and to either side of the central door (Figure 5). The windows at ground floor level have cement rendered surrounds and cills with hoods over and the door has a rectangular fanlight with heavy Tuscan columns supporting a flat hood (Figures 6 and 7). The brickwork to this elevation is laid in Flemish bond, the brickwork being painted with a cement rendered plinth. The slate roof is hipped to the north and half-hipped to the south end. There is a stack to the north gable and a ridge stack between the central and southern bays. Attached to the south end is a lower two-storey range under a hipped slate roof with, on its front elevation a small two-over-two sash with decorative horns and a six-over-six sash, also with horns at first floor level. The brickwork of this extension is also laid in Flemish bond and has queen closers where it abuts the main block of the house to the north. There is a rendered string course at storey height with a four-panel door and two, two-over-two sashes with cement rendered surrounds.



Figure 5 Front elevation from the street.

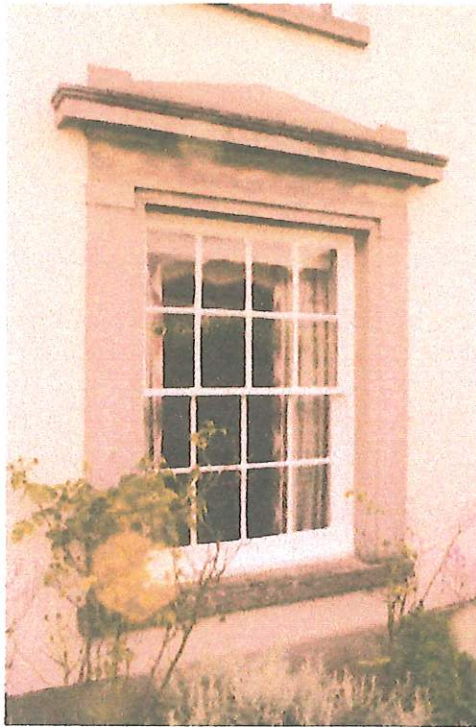


Figure 6 Detail of window surrounds to front elevation.



Figure 7 Porch.

3.2

The south gable presents two elements: the lower two-storey hipped roof section to the left with eight-over-eight sashes at first and ground floor levels (Figure 8). At the south-west corner, the brickwork is keyed-in to the brickwork of the front elevation in blocks of three courses and the brickwork is laid in stretcher bond indicating a major rebuild or re-facing. The element to the right of the south elevation is a slightly taller two-storey block, also with a hipped slate roof with a large brick stack set just back from the top of the hip. This element is also of painted brick which is also laid in stretcher bond with the occasional use of header

brick. The brickwork appears to run straight through to the left-hand part of this elevation. At first floor level there is a small two-over-two sash with horns and at ground floor level a further eight-over-eight sash.



Figure 8 South elevation.

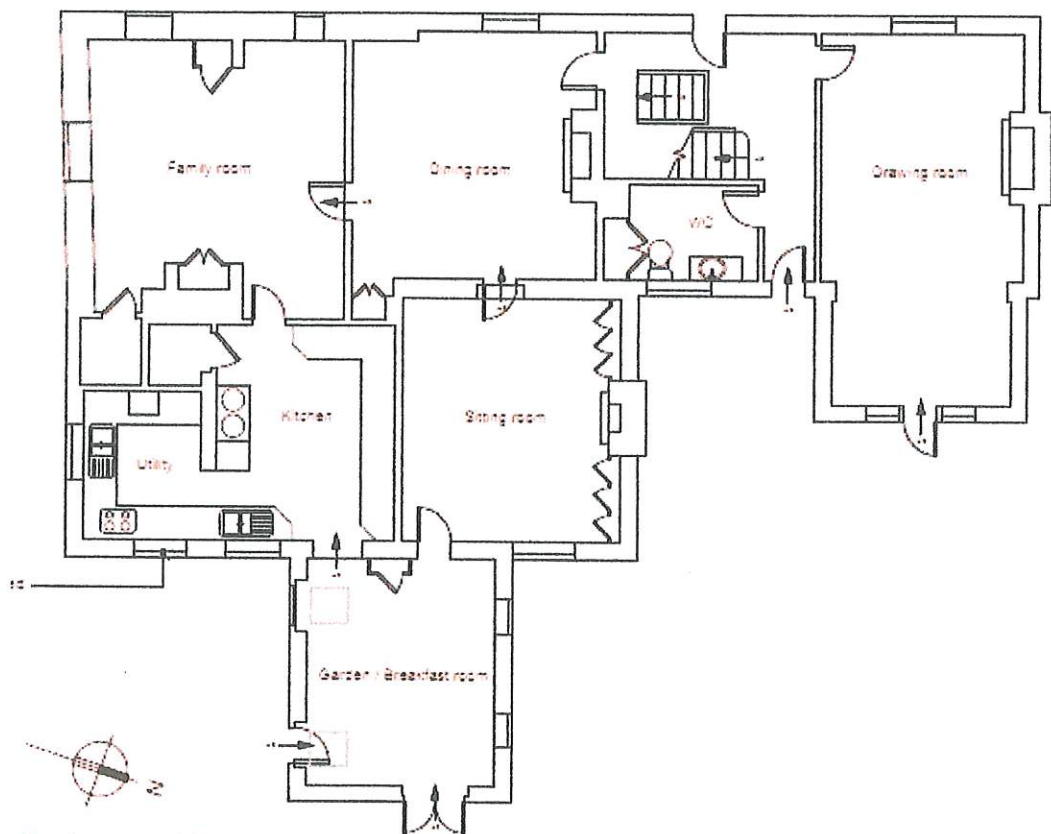
- 3.3 The rear elevation of the main block of the house is constructed in flint with brick bands (Figure 9). At ground floor level is a modern door from the entrance hall with a four-over-four sash under a segmental brick arch of two rows of header bricks and a concrete sill to the left of the door. Above is a three-light casement, also under a segmental brick arch of one row of header bricks on edge and one row laid flat. Extending off the drawing room is a single-storey painted brick extension with a shallow pitched lead roof. Some of the bricks have clear wire markings. Above this is the modern three-light casement of the northern bedroom with a row of header bricks above and clearly rebuilt brickwork to the sides.
- 3.4 The east elevation of the rear block is constructed in painted stretcher bond brickwork above a concrete render plinth and has eight-over-eight sashes under segmental heads, three to the first floor and two to the ground floor. Extending off this range is a modern single storey brick-built addition.
- 3.5 Running along the north side of the garden is a tall presumably cob wall with a tile capping. To the rear of the house is a modern detached garage constructed in unpainted brick.



Figure 9 Rear elevation.

3.6

The ground floor plan consists of an entrance hall and staircase with principal rooms either side and a third room in the lower element to the south (Figure 10). Behind the front range is a further reception room and the kitchen. A modern addition extends off the rear elevation.



Existing ground floor plan

Figure 10 Ground floor plan.

- 3.7 The three-panel front door gives access to an entrance hall and staircase. The modern closed string stair has turned balusters and a mahogany handrail with square newel post with an acorn finial (Figure 11). Within the floor to the west of the staircase is an access to cellar steps. To the left part of the hallway there is short corridor to a modern 15-pane glazed door to the rear garden and a cloakroom which has a vertical board ledged door hung on old strap hinges but which has been faced on the hall side with a sheet of modern boarding and applied mouldings creating four panels. The hallway has a modern coving to the ceiling.
- 3.8 To the north of the entrance hall is the drawing room. This room has a modern reproduction fireplace with marble slips but retains a 19th century cast-iron raised grate and black marble hearth. The room has a decorative cornice to the ceiling of vine leaves and bunches of grapes (Figure 12). The cornice does not run along the line of the original east wall where there is now down stand, the wall having been largely removed to open the room into a modern extension. Whilst the inner moulding of the cornice turns at the corner, the outer moulding runs up to this return closing the design which suggests that the cornice did not originally run along the east wall. The window to the front has slim Grecian moulded glazing bars. The door is of four panels with a decorative moulding. The architrave moulding consists of a roll with an ogee. The skirting board has a simple roll moulding. Within the modern extension to the rear there is a modern 15-pane glazed door with six pane side lights, a three-light top light over the door and two-light windows above side lights.



Figure 11
Staircase.

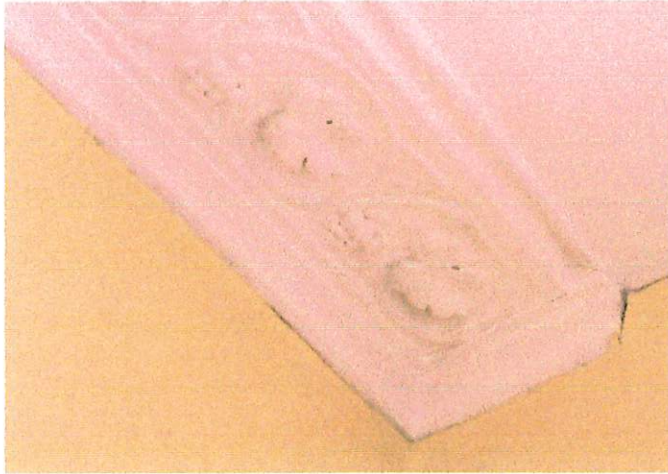


Figure 12
Detail of the cornice at the north-east corner of the drawing room. The inner moulding continuing to the east wall suggests that the cornice originally stopped at this corner and did not return along the east wall.

- 3.9 The sitting room to the south of the entrance hall has a fireplace on its north wall with a reproduction early 19th century style surround of low quality. The hearth is of concrete. The window, doors and skirting boards are of the same form as in the drawing room. This room has a modern, reproduction cornice and ceiling rose.
- 3.10 There is a step down to the southern room of the front range within the lower two-storey element. This part of the house has markedly thicker walls than the main block of the house (see plan, Figure 10). The door to the front elevation has been blocked. There is an encased transverse beam running across the ceiling. The skirting boards appear to be modern, as is the composite door to a small cupboard in the south-east corner of the room. An old four-panel door which has been cut down to size gives access to the kitchen to the rear.
- 3.11 The room to the rear of the sitting room has a fireplace on its north wall which has a modern pine reproduction 19th century style surround with modern marble slips. There is modern shelving to the alcoves either side of the chimney breast. The skirting board has a roll moulding which returns to the floor either side of the door to the front room. In the south wall there is evidently a blocked door located to the west of centre evidenced a scar in surface of the wall and also a junction in the skirting board (Figure 13). The window to the rear is a 20th century sash with Grecian ovolo mouldings but which are quite chunky compared to the 19th century glazing bars of the front windows. A modern 15-pane glazed door leads to the modern single-storey extension to the rear.
- 3.12 The kitchen is devoid of features of interest with modern finishes to the walls and floor. The Aga stands where the chimney used to be, a block above it represents the area of the stack, presumably and has vent and access for sweeping. There is a 20th century window to the rear and a modern window in the south wall of the utility area.

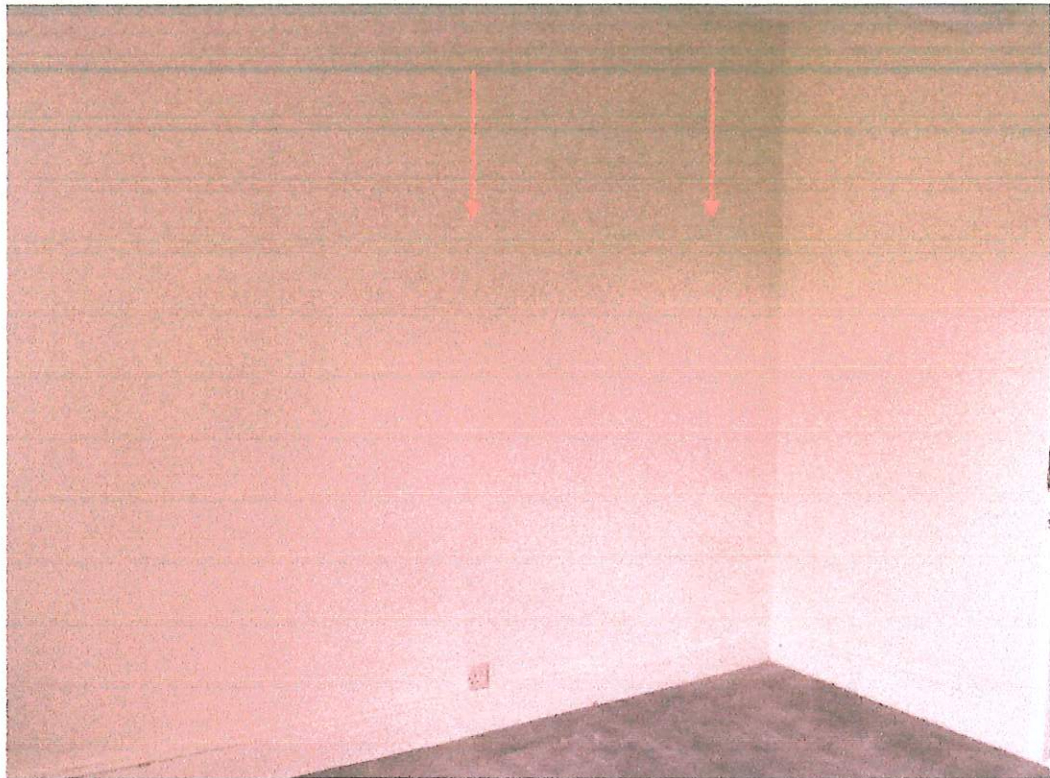


Figure 13 Blocked door visible in the south wall of the rear reception room.

- 3.13 The first-floor plan largely reflects that of the ground floor with three bedrooms to the front, those to the south served by a corridor within the front range and a bathroom behind the stairs/landing. Within the rear range there is a bathroom and two small bedrooms. The landing and staircase occupy a large area with the upper part of the stair splitting into two flights to the west and east. The western flight gives access to the room at the northern end of the house. This room has no fireplace and modern cupboards against the north wall. The window to the front has Grecian ovolo mouldings as at ground floor level, but to the rear is a modern three-light window. The four-panel door has a quadrant moulding and a simple ogee moulding to the architrave.
- 3.14 East of the stairs and landing there is a bathroom with a modern three-light window and no features of interest.
- 3.15 At the south end of the landing is a four-panel door, also having quadrant mouldings, but the opening has been infilled with shelves blocking this access to the southern room of the main block of the house. This bedroom is now accessed from a corridor running off the east flight of the staircase. This corridor was formed out of the southern room of the main block leaving the present small room. The chimney breast is expressed on the north wall of this bedroom, but the fireplace been blocked and there are modern cupboards and shelves in the alcoves either side. The window has Grecian ovolo mouldings to relatively thin glazing bars. The door into the room is a modern 15-pane glazed door. In the south wall there is a plain four panel door with square edges to the panels which gives access to a small wardrobe area with modern fittings. This area is lit by a small two-over-two sash of probably 20th century date within the lower two-storey element.

- 3.16 At the south end of the corridor there are steps down to the lower two-storey element to the front range. This room has late 19th or early 20th century sashes to the west and south. There is a masonry block to the east, which may have been a fireplace but if so, it has been blocked up. The door into this room matches the form of doors used in the main block at first floor level.
- 3.17 The southern room of the rear range is a bathroom serving the southern bedroom. There are two windows: a late 19th/early 20th century sash to the east and a small two-over-two sash of similar date to the south. The presence of this latter window suggests that there was a corridor or some other form of partitioning in this part of the room which has been removed. The chimney breast of the kitchen stack is expressed on the north wall of the bathroom.
- 3.18 North from the ensuite bathroom is a further small room, the floor level being a step down from the corridor. A fireplace on the south wall has been blocked. There is a late 19th/early 20th century window to the rear elevation and the four-panel door has same moulding as seen on doors in the main block downstairs. Between the bedroom and the corridor there is a lobby with a WC to the south which has a four-panel door with the same moulding on the lobby side but square edges to the inner side. The south wall of this lobby is a WC is modern boarding and is probably blocked the corridor lit by the small window in the south wall of the ensuite bathroom to the south. On the north side of the lobby is a shower room with no windows. The door is also of the same form as the main doors downstairs with mouldings to both sides. To the north is a further small bedroom which has no fireplace, modern cupboards to parts of the north wall, a late 19th or early 20th century window to the rear and a four-panel door matching those at first floor level.
- 3.19 The cellar is located beneath the drawing room. The room has no features of particular interest. The ceiling was once of lath and plaster but this has been removed revealing softwood joists which are supported by an inserted steel.

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 and requires special regard to be given to the desirability of preserving a listed building and any features of architectural or historic interest it possesses under Section 66 – a matter the Courts have held should be afforded considerable importance and weight. 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 Policy E9 of the Test Valley Borough Council Adopted Local Plan 2011-2029.
- 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.

- 4.5 The selection of buildings for addition to the statutory *List of Buildings of Special Architectural or Historic Interest* is informed by a set of criteria set out in the revised *Principles of Selection for Listing Buildings*, (DCMS, 2018). These criteria have also been considered in this assessment.

5.0 ANALYSIS & ASSESSMENT OF SIGNIFICANCE

Analysis

- 5.1 Historic mapping suggests that the front range of Twyneham House had been built by 1841. The rather heavy detailing of the Tuscan porch and the surrounds to the windows suggests that, if original, the building dates from shortly before 1841 rather than from the earlier part of the century. Within the main three-bay block of the house there is no evidently earlier fabric to suggest that it incorporates any element from the previous building on site. However, the thickness of the outer walls of the lower, two-storey element does raise the question as to whether this represents part of an earlier building. The walls to this element are probably of cob faced with brick. Also, the south wall of the main block is not of external wall thickness which suggests that either the southern element was pre-existing or the two parts are contemporary. One possibly anomalous feature is the position of the stack serving the room south of the entrance hall; a mid-19th century house of polite form such as this

would typically have gable end stacks but here the stack backs onto the entrance hall and stair compartment.

- 5.2 Historic records suggest that part of the house served as a grocery shop and bakery. The separate entrance, now blocked, to the lower element to the south suggests that this was the shop but there are no internal features that reflect this probable historic use. Also, there is no evidence for a commercial bread oven.
- 5.3 The historic maps show that there was a degree of alteration to the rear part of the house in the period between 1896 and 1910 with the removal of a block set against the south boundary and its replacement with a new block set further to the north. Whilst the historic mapping does not indicate any major change to the front or rear ranges, the fabric of the building does suggest that there was a greater level of change than is revealed by the mapping. The use of stretcher bond brickwork for the rear range and the facing of the south elevation of the front range would suggest a date later than 1873. The brickwork, together with the late 19th/early 20th century windows to the rear range, provide evidence to suggest that the rear range was rebuilt c.1900. The remodelling at this time appears to have extended into the earlier part of the house given that the same form of door is used within both phases of the building. It is possible that this remodelling relates to the end of the use of the building as a grocer's shop.
- 5.4 The house was also subject to a phase of alteration in the mid-20th century. At this period the staircase was replaced with the present stair, presumably in a new position leaving the steps to the cellar accessed from a hatch in the hall floor whereas they would be expected to be positioned beneath the main flight. The remodelling of the layout at first floor level was also probably undertaken at this date with the insertion of the corridor within the main range to give access from the stair to the rooms within the front and rear ranges. The small window in the south elevation of the rear range (within the bathroom) would appear to have either served a corridor in the rear range or a WC – either way, there seems to have been change to the plan in this part of the building.

Designations

- 5.5 Twyneham House is a Grade II listed building and so is regarded as a building of significance in a national context.
- 5.6 The house lies within the Upper Clatford Conservation Area, a designated heritage asset.

Assessment of Significance

Archaeological interest

- 5.7 Twyneham House is a is of predominantly mid-19th century or later date. Only the southern part of the south range may represent part of an earlier building retained when the main three-bay block was constructed in the mid-19th century. The potentially earlier southern element of the front range may contain some archaeological information regarding its date and use but, in the context of this building, it is considered that this interest is at the lower end of medium. The mid-19th century main block has very limited archaeological interest and it is considered that it does not merit further expert investigation or analysis and thus,

its archaeological interest is low. The elements to the rear, which are considered to be of c.1900 date also have very limited archaeological interest.

Architectural interest

5.8 Undoubtedly, the primary element of Twyneham House which was identified as having architectural interest is the three-bay principal element of the front range which, as the list description suggests, is likely to have been built around 1840. The architectural features of this front elevation; the window surrounds and heavily detailed Tuscan porch are typical of the period and it is considered that the architectural interest of this front elevation is medium. The rear elevation of the main block of the house represents a different character to the front, this elevation being of more vernacular form with the use of banded brick and flint. The element has been harmed through the addition of the single-storey extension and the alteration to the large three-light window at first floor level. This element of the exterior of the house has a slightly reduced level of architectural interest – probably being at the lower end of medium. The c.1900 element to the rear constructed in stretcher bond brickwork has limited architectural interest and, whilst it obviously represents a phase in the development of the building, architecturally this element has little which could be described as being of 'special' interest. At best, the architectural interest of this element of the house is at the low end of medium.

5.9 Internally, the basic plan form of the mid-19th century part of the house has been retained with an entrance hall and stair compartment with principal rooms either side. However, the loss of the original staircase and the repositioning of the replacement stair inevitably reduces the architectural interest of this part of the building. What are probably the original sash windows to the front elevation survive. The absence of original surrounds to the fireplaces also reduces the architectural significance. It appears that when the house was altered in c.1900 the doors to the c.1840 part of the house were replaced as the doors within the rear range are of a consistent form to those within the c.1840 part of the house. The alteration/extension of the house in c.1900 or later also impacted upon the first-floor plan form with the creation of the corridor to the south of the staircase, change which may be of mid-20th century date. The southern part of the front range, potentially part of an earlier building, retains no evident features or fixtures which contribute to the architectural interest of the building and similarly, the rear element is also devoid of architectural interest with the complete loss of fireplaces. The architectural interest of the interior is no more than at the lower end of medium and largely relates to the survival of plan form.

Historic interest

5.10 Twyneham House represents a mid-19th century rebuilding of an earlier house and so contributes to the varied character of buildings within Upper Clatford. It is believed that possibly the southern element of the front range served as a shop and there may have been a bakery associated although, apart from the separate entrance door into this element, now blocked internally, there is no evidence which reflects the historic use of this element of the building. Evidence for the bakery function which was presumably present in the mid-19th century may have been erased with the remodelling of the rear part of the house c.1900. It is considered that the illustrative historical interest of this building is medium.

- 5.11 Throughout much of the 19th century the property was owned by the Stare family and there are no known individuals of note in a national context. Associated with this building and so the associative historical interest is low.

Summary of Significance

- 5.12 As a building of pre-1850 date which survives substantially intact, Twyneham House is considered to merit designation as a Grade II listed building.

- 5.13 It is clear that the architectural interest of this building primarily relates to its external appearance, particularly the front elevation which particularly contributes to the character and appearance of the conservation area, and its plan form, with only features such as the cast-iron grate and the decorative cornice within the drawing room representing surviving features of interest internally. The element to the south has a degree of interest due to the possibility that it represents a remnant of an earlier building retained when the c. 1840 house was built and that it may have housed the grocer's shop and bakery although these uses cannot readily be ascertained from the fabric of the building itself. The element to the rear, probably built c.1900 in stretcher bond brickwork, evidently forms part of the development of the building, but does not have any of the quality which would be considered to contribute to the special architectural or historic interest of the listed building as a whole.

6.0 PROPOSALS & ASSESSMENT OF IMPACT

- 6.1 The main element of the proposals relates to the single storey element to the rear of the late 19th century range which was added in the 20th century. It is proposed to demolish this structure which will allow the kitchen and sitting room within the late 19th/early 20th century range to have an improved relationship to the rear garden. The single-storey structure is constructed in stretcher bond brickwork and has no architectural significance and no evident historical interest and does not contribute to the special interest of the listed building. It is considered that the removal of this structure will not cause any harm to the significance of the listed building.

- 6.2 There are currently two door openings leading into the single-storey addition. It is proposed to retain the door from the kitchen as a door with a glazed door whilst the door opening to the sitting room will be partially blocked to form a door opening. In the context of an elevation where there is no strong regularity in the size or positions of openings, it is considered that the proposals will not harm the appearance of an element of the house which is of limited significance.

- 6.3 It is proposed to change an existing door in the rear elevation to form a window to match the existing window to the north. Again, this is within the c.1900 element of the house which is of limited interest and the alteration will not harm the significance of the listed building.

- 6.4 Internally, it is proposed to form a door opening between the kitchen and the sitting room, both within the c.1900 element of the house. This opening will unblock a former doorway, evidence for which is clearly visible in the sitting room (see Figure 13, above). This minor change will not impact historic fabric of significance and will not harm the designated heritage asset.