



Statement of Heritage Significance
document reference 207 01 40 rev 00
August 2023

The Old Rectory Penton Mewsey
SP11 0RD



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Content Amendment Record

This report has been issued and amended as follows:

Issue	Revision	Description	Date	
	1	0	Initial Draft	14 08 2023
	1	1	Some dates corrected	09 10 2023

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01

01 introduction

This heritage statement has been prepared on behalf of Mr Barty-King to advise on the heritage significance of The Old Rectory within the village of Penton Mewsey, Hampshire. The assessment has focused on the actual site and the recorded historic environment resource within 80 m around the site in order to provide the context for discussion and interpretation of the known any potential heritage assets. Penton Mewsey is a Conservation Area and The Old Rectory is a key listed building which contributes to architectural and historic character of the area.

The Old Rectory lies within a cluster historic buildings and close to Holy Trinity Church. The statement is based on documentary research and a site visit; it has been prepared by David Stirling BSc (Hons) Dip TP Dip Arch MRTPI IHBC, Director of Listed Building Consultants LTD.

This report makes reference to the statutory listed building descriptions and references in the Historic Environment Record. The appraisal will provide a summary of the history and development of the site and will identify the principal elements of historical significance.

The proposals involve:

- a new window opening and casement window to the south elevation of the kitchen wing;
- modest internal alterations to the north west range of the former converted stables and cart stores which now accommodate the kitchen and breakfast room;
- Removal of internal balcony and stairs to rear sitting room; and
- re-opening arch to north elevation of existing utility/cloakroom to create boot room and new cloakroom and larder.

The house is listed Grade II and the statutory list description made in April 1985 at **Appendix 1** names the house "Penton Close".



Figure 1: door from existing kitchen



Figure 2: former opening to stables now bricked up

02 location

02.1 Site Description

Site Address:

The Old Rectory,
Penton Mewsey,
Chalkcroft Lane,
Andover,
Hampshire, SP11 0RD
NGR: SU3304047482

Local Authority: Test Valley Borough Council

General Description:

The Old Rectory was built around 1860 and an elaborate Tudor/ Gothic design with a near-symmetrical east front of 2 storeys and attic. The walls are of yellow brickwork, with a rich panel decoration of squared knapped flintwork, with a plain clay tiled roof. The Rectory served the Holy Trinity Church to west and is now situated centrally within the Penton's Conservation Area.

02.2 Project Background

The assessment focuses upon the cultural heritage resource of the site itself, and to provide an analysis of the land and its immediate context to identify the original development and subsequent changes and uses in order to understand its heritage significance. A minimum 80 m 'buffer' around the site has been identified as the "study area" to record the setting as shown in **Figure 3**.

The main objectives of the desk-based assessment are:

- to identify the designated and non designated heritage assets as included in the Historic Environment Record (1) and recorded elsewhere (2) both within the site and study areas.
- to assess the baseline heritage information.
- to assess the significance of the heritage assets.
- To very briefly report on the potential of any proposed development on the heritage significance.

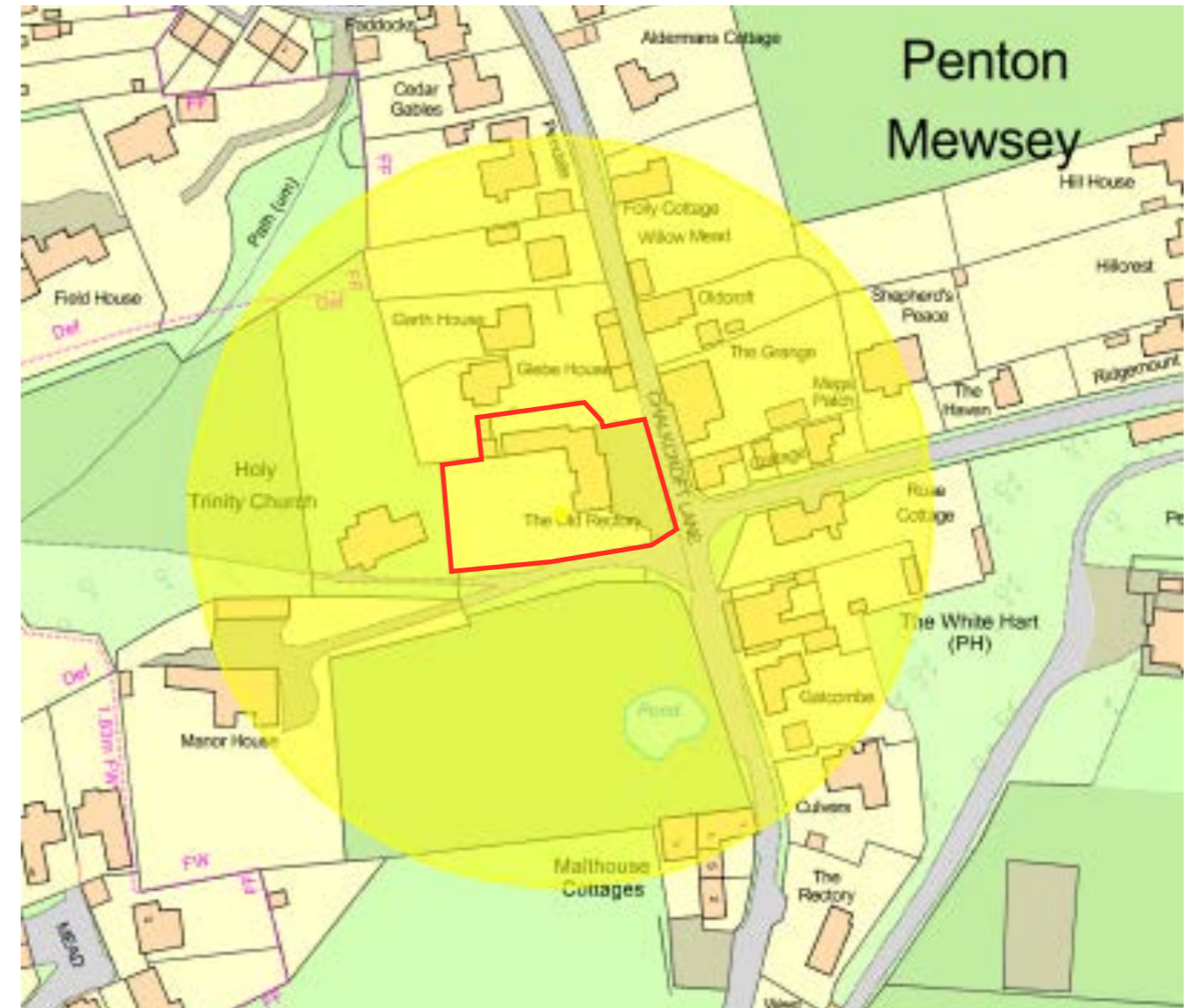


Figure 3: location of The Old Rectory. Yellow shading indicating the immediate area which was considered the heritage setting

02 location (cont) The Pentons Conservation Area Character Appraisal



- Conservation Area Boundary
- Area of high Archaeological potential
- Areas of Archaeological Potential
- Listed Buildings
- Listed Walls
- Other Important Walls
- Buildings of Local interest
- General Buildings
- Railings
- Post and Rail fence
- Trees covered by Tree Preservation Order
- Important Trees Groups of Trees
- Important Hedgrows
- Ponds and winterbourne stream
- Significant space or focal point
- Important Open Areas
- Important Views
- Glimpsed Views
- Long distance Views

Key Buildings:

- CH** - Church
- OR** - Old Rectory
- MH** - Manor Farm
- PL** - Penton Lodge
- WH** - White Hart
- PLS** - Penton Lodge Stables
- HF** - Home Farm
- VH** - Village Hall

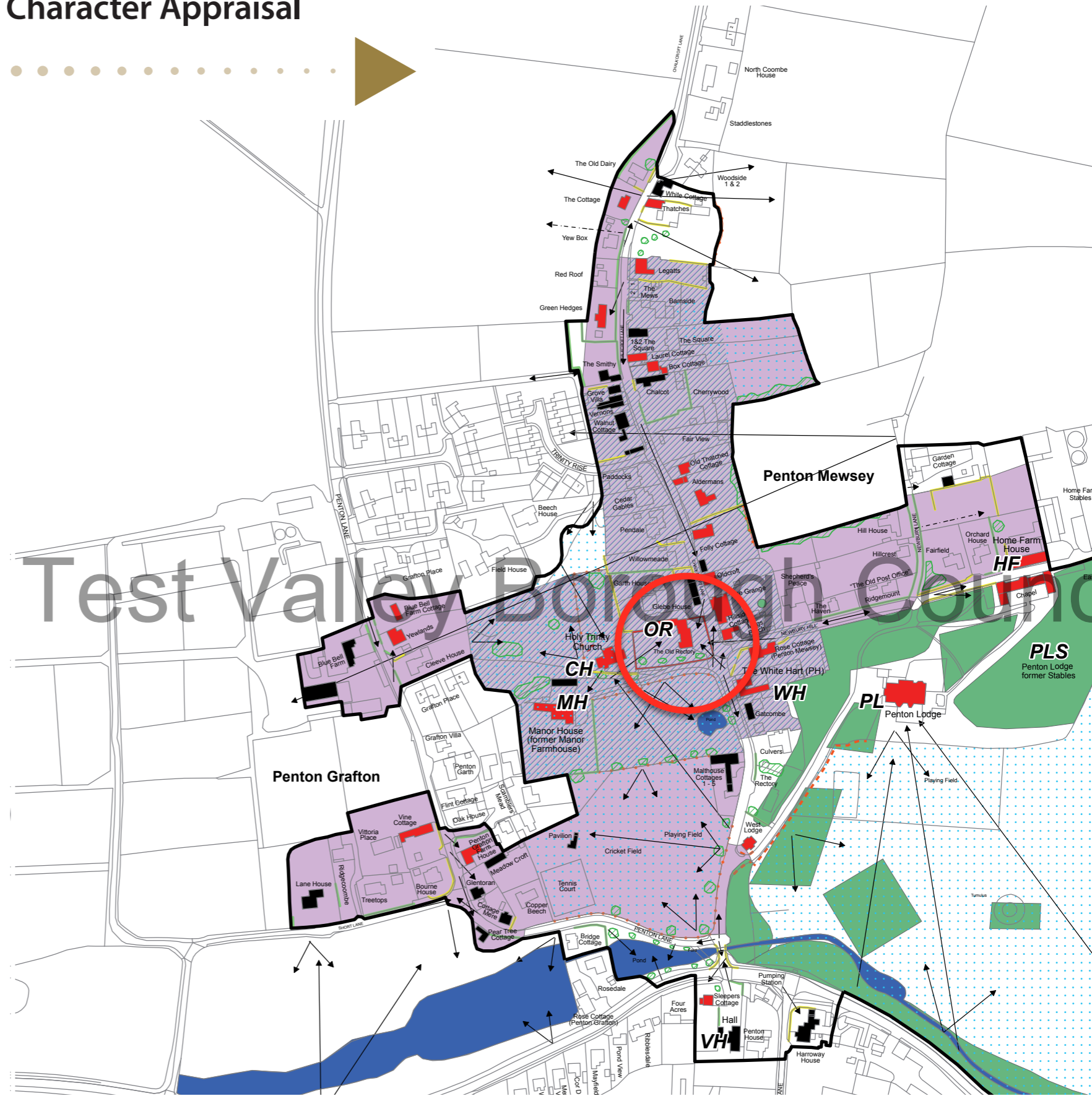


Figure 4: location of The Old Rectory in red circle

03 process

03.1 Methodology

This assessment has been produced in order to determine, as far as is possible from existing information, the nature, extent and significance of the Historic Building. The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2021): Annex 2, comprises:

'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

The NPPF makes it clear that the extent of the setting of a heritage asset 'is not fixed and may change as the asset and its surroundings evolve' (NPPF, Annex 2: Glossary). Due to the works being essentially internal with two small elements of external joinery alterations it was not considered necessary to describe the heritage context in any great detail. Therefore the 'study area' has been identified of about 80 m around the Old Rectory to record any potential heritage setting associations.

A number of publicly accessible sources of primary information were consulted. Sources consulted are referenced in **Appendix 3**.

A site visit was undertaken on 06th June 2023 to identify, record and interpret the physical heritage asset and its immediate setting. A photographic record of designated and non-designated heritage asset was also carried out.

The Historic Environment Record (HER) was consulted to identify potential archaeological and historic interest of the site and the local area. Included in the HER are a range of designated and non-designated monuments and buildings. (See **Figure 4**)

03.2 Planning Policy Context

National Heritage Act 1983 (amended 2002)

Planning (Listed Buildings and Conservation Areas) Act (1990)

National Planning Policy Framework (NPPF: 2021)

National Planning Practice Guidance (PPG)

Historic England Listed Buildings and Curtilage (2016)

Historic England Understanding Place (2017)

Historic England The Setting of Heritage Assets: a guidance document (2017)

Historic England Statements of Heritage Significance (2019)

Historic England Local Heritage Listing (2021)

MHCLG National Design Guide (Sept 2019)

Test Valley Council has an adopted Local Plan 2011-2029 and the key Environment and Heritage development management policies which apply are:

E1: High Quality Development in the Borough

E9: Heritage

These are discussed in **Appendix 2**

04 baseline description: historic environment

04.1 The Old Rectory

A former rectory. c1860. Brick and flint walls, with a tiled roof. An elaborate Tudor/Gothic design by Architect Robert Wallace with a near symmetrical front of 2 storeys plus attic. The original house has been extended to the north side with lower wings ends in a double gable, the west side projection to form an arched porch at the corner, from which extends a narrow westward service wing; the elevations on this side are plain, of red brickwork in Flemish bond with blue headers, casement windows and arched entrances.

The original steel window casements survive, with transoms to the ground floor of 3 lights at the south side and 4 at the north; above the porch is a splayed oriel also with transoms and moulded base.

To the main part of the house internally the staircase and main entrance lobby is original. Many of the rooms also retain original features such as joinery and fireplace surrounds.

To the north and west extensions. The north wing appears to probably have been a library and perhaps also a study for the Rector with the open hall style. But later converted to kitchen in the mid 20th century. The west extension was probably built as the service areas including kitchen, stores and workshop; although possibly part stables and cart store to the westerly end.

The 3 storey house is mostly intact with its original plan form and functional rooms. The north range converted from library to kitchen to sitting room and the west wing altered from kitchen, stores and workshop to currently kitchen and breakfast room with conversion of the upper level to bedrooms in about 1992 (planning approvals TVN. 5158/5). Several listed building consents show various changes from the 1980's but clearly there were alterations prior to that period. After 1992 the existing kitchen being used as a sitting room and the kitchen in the current breakfast room. The west end altered for WC with a new staircase to the attic converted to a bedroom. Subsequent changes in 1994 and 2002 with internal alterations, including provision of additional bedroom on first floor and construction of 2 dormer windows). See **Figure 5** showing the existing kitchen.

In addition the former library has an upper gallery added around 1992/93 (see **Figure 6**)

The Old Rectory plot was subdivided in 1987 (planning approvals TVN. 5158/1two storey house) which incorporated an existing garage and outbuilding.

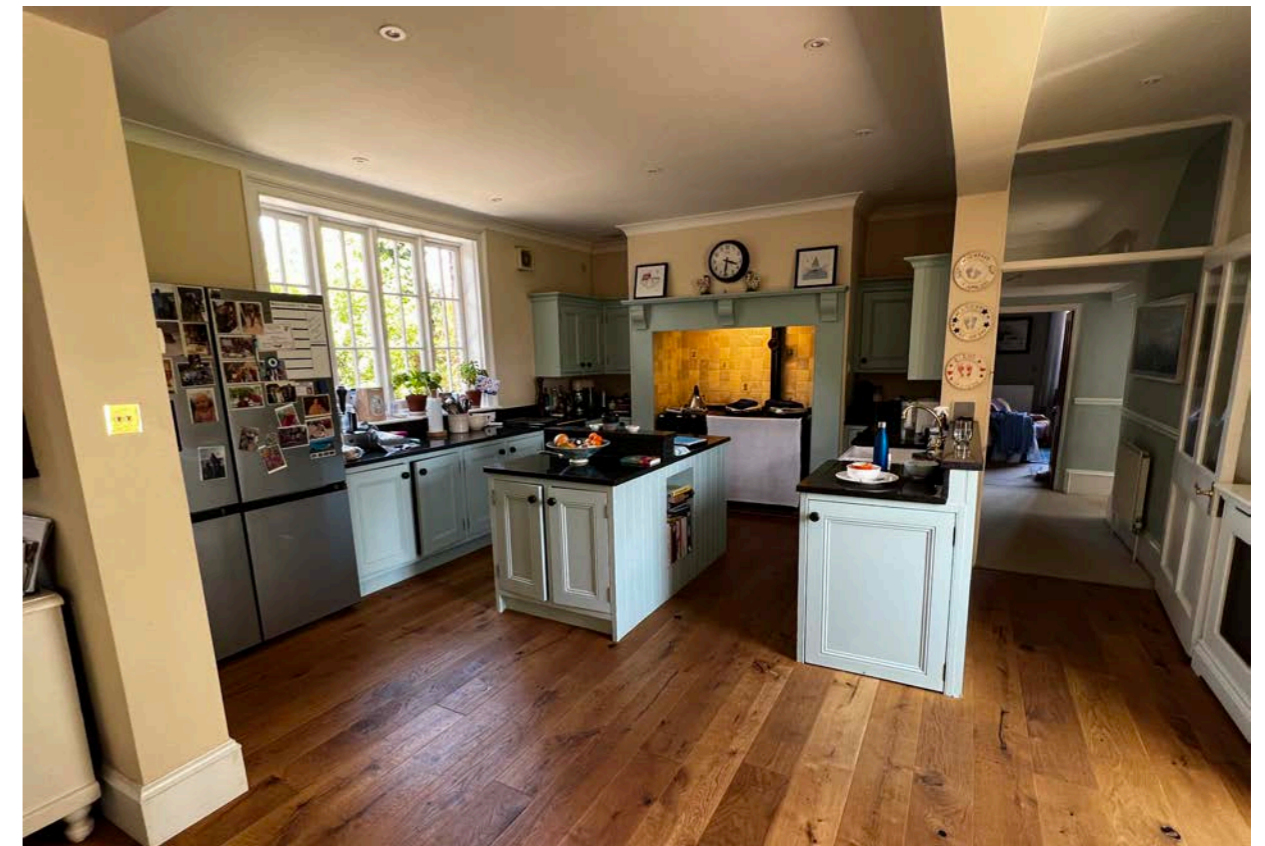


Figure 5: existing kitchen constructed 1992 and internal walls of former workshop removed about 2002/3



Figure 6: former library converted to sitting room with gallery and stairs added

04 baseline description: historic environment

04.2 Settlement Character

Penton Mewsey was designated a conservation area on 5th March 1982 and Test Valley Borough Council have an adopted Conservation Area Character Appraisal (2000). There is also Penton's Village Design Statement (2000) which is referred to in the Design and Access Statement.

The Character Appraisal states that Penton origin as a nucleated Saxon settlement but the present two settlements of Grafton and Mewsey represent the mediaeval manors. Its wealth based on the flourishing wool trade and its alignment on the main south thoroughfare to London.

The nineteenth century saw a number of important changes in the village. Major new buildings were constructed, including the Old Rectory. Other works included substantial modifications to Penton Lodge and extensive restoration was carried out to the Church. The late 20th century saw further infill and small pockets of new housing.

Most of the street through Penton Mewsey is designated an Area of Archaeological Potential (AAP). See **Figure 4**.

Chalkcroft Lane forms the main street of the village and the majority of the listed buildings are located along its eastern side. Most of these buildings date from the mid 18th century and are likely to have been built following the fires in the village in 1753 and 1754. (3)

The Old Rectory on the west side of Chalkcroft Lane represents part of the 19th and 20th century development of the village; but The Rectory, Holy Trinity Church, Manor House are collectively of heritage group value as listed buildings.

Key Characteristics of the Conservation Area and the setting of the Old Rectory are:

- Major key imposing buildings: Holy Trinity Church, The Old Rectory, The Manor House, Penton Lodge, The White Hart, and the Grange.
- High density of heritage assets near the Old Rectory and along both sides of Chalkcroft Lane.
- The adjacent cottages and houses mainly date from the 18th century and are generally constructed of brick, brick and flint.
- There are important boundary walls around the Old Rectory and walls and hedges along the street and church yard.
- The majority of buildings are retained within their historic boundary plots.
- An archaeological potential



Figure 7: Holy Trinity Church with flint checkerboard construction and high brick boundary wall of the Old Rectory



Figure 8: White Hart Pub nearly opposite the Old Rectory

05

05 heritage significance

05.1 Heritage Significance

The Old Rectory is an important building dating from the time of William IV occupying a prominent location within the historic street scene at the junction of Chalkcroft Lane with Newbury Hill and the track leading to the Church and the Manor with the White Hart pub on the opposite corner.

Beyond this grouping, the historic linear development continues on the eastern side of the road with Rose Cottage, Hillside Cottage and The Grange and The Old Thatched Cottage, (all Grade II listed), which again show the typical vernacular render, flint and thatch building materials of the area. (See **Figure 9 and 10**)

There are good views into the frontage through the entrance drive (**Figure 10**).

The main frontage of the Old Rectory with its elaborate and vertical emphasis is the most significant part of the Heritage asset.

The interior of the main house is also very significant retaining many original features, joinery, fire places, floors and windows casements.

The north extension for what is presumed to be the Library is in contrast less emphatic but in the same external construction materials of flint, brick, plain clay tiles and steel casements provides some architectural interest.

Internally the original door joinery survives; but the insertion of stairs and gallery are modern. The exposed roof trusses intact.

The westerly extension (**Figures 11 and 12**) front and rear are plainer representing the service buildings although an interesting survival and evidence of the functional part of the house the architecture is less elaborate and less interesting and has been substantially altered both internally and externally by creating a first floor with dormers and mostly new external joinery with only the original doors within the attractive rear open porch (**Figure 13**) and one door at the rear with a Tudor arch head (**Figure 14**). All the works are sensitively handled using traditional materials.



Figure 9:



Figure 10:



Figure 11:



Figure 12:



Figure 13:



Figure 14:

06

06 the proposals

The proposals are detailed on these submitted drawings:

- 207 01 13 proposed elevations to west wing
- 207 01 14 proposed ground floor to west wing

The main works which affect the historic building are to the internal ground floor north and west wings which originally represented the former library and the service wing as described in section 4.1 above.

The principal aim of the proposals includes modest internal alterations to the kitchen by removing the false walls around the old fire-breast, forming a new window opening to the south elevation of the kitchen wing and some minor internal works to further open up the space between rooms

To the existing cloakroom and store to reconfigure the modern stud partitions and open up a former blocked entrance on the north side of this wing to create a boot room. The new external door joinery to be in the same style of the existing rear double porch doors with an arched head.

There are some structural supporting works to create larger opening between the kitchen and breakfast room which will require some opening up to the existing concealed steel floor beams which are modern and installed around 2002/3. The reopening of the blocked arch opening to the proposed boot room will also have some affect on the structure of the thin section of brickwork to the door jambs and the arch; and this is likely to require internal works to strengthen the opening by installing steel columns into the stud partitions to provide stability.

Existing internal doors will be re-used.

New external joinery will be painted softwood.

In the existing sitting room it is proposed to remove the modern timber gallery and stairs which were believed to be installed around 1994.

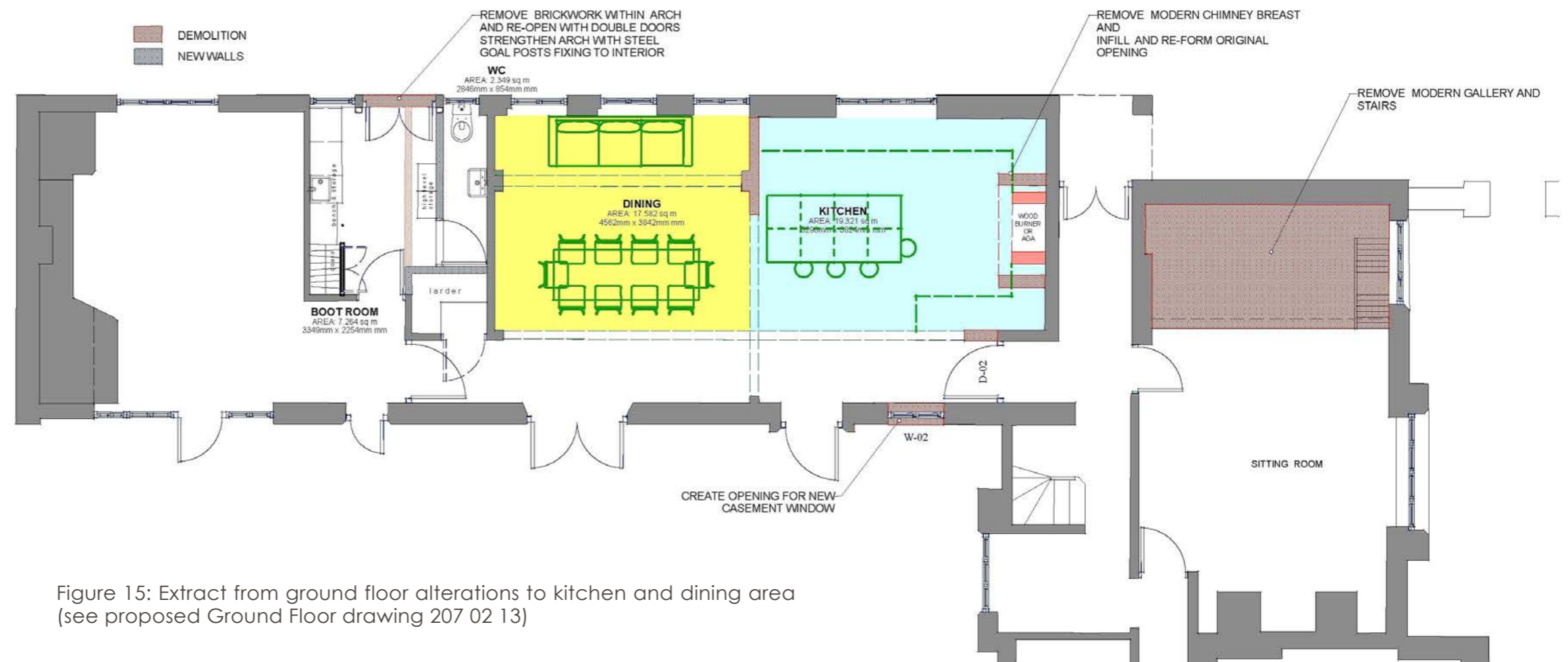


Figure 15: Extract from ground floor alterations to kitchen and dining area (see proposed Ground Floor drawing 207 02 13)

07

07 impact of the proposals on the heritage significance

The original ground floors of the north and west ranges are the altered parts of the Old Rectory and could be considered of secondary significance in terms of architectural and heritage interest; although the areas represent a complete part of the house functions which are often lost or substantially altered in 20th century works..

The current sitting room is assumed to be the library or study with a open hall roof on display. The gallery inserted at an date around 1994 with other works. The removal of the gallery and stairs would return the whole space as originally intended and this would be a visual benefit.

The functions areas of the west wing containing kitchen, stores etc would normally be expected to have been substantially modified in the early 20th century with changing emphasis on the service part of the house and the absence of staff being employed for domestic or kitchen work. In this case there is evidence of several alterations to the use of these areas and modification of internal studwork partitions. Nothing internally survives of the earliest period of its construction.

Most of the works appear to be late 20th century and the approval in 1993 and 2002 resulted in much of the room divisions being opened up. The proposed enlargement the kitchen and boot room has least impact on the historic plan form or the external appearance. The proposal also reflects the on-going living adaptation of the dwelling but without impacting adversely on the areas of high heritage significance.

The external changes with new door within an old blocked arched opening and the new window to the kitchen would also have a very modest impact on the heritage value of the service wing.

The proposed use of traditional painted joinery will be an appropriate construction which is in sympathy with the other recent new joinery on both elevations.

Overall there is a less than substantial harm on the heritage significance of the Old Rectory arising from the proposal; and some of the proposals to remove the gallery and re-open the fire-breast and blocked arch opening brings some enhancement to the building's character.

There is no impact on the Conservation Area.

As stated in the NPPF paragraph 202 (see **Appendix 2**) where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

08

08 conclusions

The ground floor proposals shows the details of the works which can be assessed by the local planning authority and if required evaluated on site.

There is a duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Here it is considered that the proposed works and improvements are of a sympathetic design to the host property and the very limited internal alterations will ensure the existing significance of the building is not substantially harmed.

In this case by virtue of the design and the external materials of the proposed development it is considered that the proposals lead to less than substantial harm to the significance of the Old Rectory a grade II listed building. The slight harm; if any, arising from the small fabric resulting for enlargement or creating new openings in the service wind is offset by the removal of stud work around an historic fire breast in the east end of the kitchen and the removal of the modern gallery in the sitting room.

Therefore the proposals meet the Council's aspirations for the conservation of heritage assets set out in the Local Plan policies **E1: Design** and **E9: Heritage** and Part 16 of the NPPF.

Appendix 1 : list description

Details

Grade:

II

List Entry Number:

1339079

Date first listed:

30-Apr-1985

List Entry Name:

PENTON CLOSE

Statutory Address 1:

PENTON CLOSE, CHALKCROFT LANE

3347 PENTON MEWSEY CHALKCROFT LANE

8/13 Penton Close

GV II

House, former rectory. c1860. Brick and flint walls, with a tiled roof. An elaborate Tudor/Gothic design with a near-symmetrical front (east) of 2 storeys and attic, 1.1.1 windows, extended northwards with a wing of 1 storey, 1.1. windows. A centrepiece projects forward to form a deep porch, with diagonal buttresses, and the openings at each side are set in slight projections: the centre has a steep gable and the side units) gables supporting attic windows (with a gable above forming a dormer): the wing is set back, with the let window set within a gabled projection. The gables and cheeks of the dormer are hung with patterned tiles and the fronts have wavy pierced bargeboards. The centre gable (with attic window) has a plain bargeboard above a verge comprising a stepped brick fascia with dentils above and diagonal dentils below; this pattern is repeated at the (lower) eaves moulding to the front, the lower dentils omitted across the projections. The walls are of yellow brickwork, with a rich panel wise decoration of flush squared knapped flintwork, with raised brick crosses on shields within the larger panels; 1st floor weathered moulding, plain plinth: the window openings are chamfered, and there is a hood mould above the wide Tudor arch of the porch, the feet of the buttresses extend to a short pier with a Gothic stone cap. Casements, with transoms to the ground floor, of 3 lights at the south side and 4 at the north; above the porch is a splayed oriel with transoms tiled roof, and moulded base. Within the porch, which has a traceried window at each side, there are small traceried lights on each side of the plain doorways, .the door being ½- glazed. The wing has the same elevation treatment with a stepped hood mould and . shields within the gable. The rear elevation has similar detailing, but is a symmetrical, with a wide gable at the south side containing an attic window above a 2 storeyed splayed bay; a recessed centre has an oriel (staircase) window above a blind Tudor arch. The south elevation has an .elaborate stepped chimney stack, with arched recesses, and 5 octagonal flues. The north side lower wings ends in a double gable, the west side projection to form an arched porch. at the corner, from which extends a narrow westward service wing; the elevations on this side are plain, of red brickwork in Flemish bond with blue headers, casement windows and arched entrances. The staircase and entrance hall are original.

Listing NGR: SU3304047482

Appendix 2: Planning Policies

National Planning Framework

General policy and guidance for the conservation of the historic environment are now contained in National Planning Policy Framework (NPPF), July 2021. Archaeological sites, listed buildings, parks and gardens, battlefields or other aspects of the historic environment that have significance because of their historic, archaeological, architectural or cultural interest are considered *heritage assets* under a unified policy system.

This statement has been prepared in accordance with policies set out in the NPPF and seeks to assess the likely impact of the proposal on the special interest of the listed building and the Conservation Area.

Paragraph 131 states:

In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Paragraphs 194 and 205 of the NPPF sets out the information requirements for applications for consent affecting heritage assets. It states that Local Authorities should require the following:

- A description of the significance of the heritage assets affected and the contribution of their setting to that significance;
- 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;
- An assessment of the impact of the proposal; and
- As a minimum the relevant historic environment record should have been consulted

Paragraph 194 of the NPPF specificity states:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by 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 197 of the NPPF states that in determining planning applications local planning authorities should take account of sustaining and enhancing the significance of heritage assets and putting them to viable uses.

Paragraph 202 states that where a proposal will lead to less than substantial harm to a designated heritage asset this can be weighed against the public benefits of the proposal, including securing its optimum viable use. The National Planning Practice Guidance at Paragraph 020 states *Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives and benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.*

Paragraph 206 of the NPPF requires local planning authorities to enhance or better reveal the significance of heritage assets and to treat favourably proposals that meet this policy. traditional wood joinery.

The public benefits and heritage balance in favour in this case is:

- Beneficial reuse the kitchen and breakfast room with reopening the firebreak opening and re-opening a former blocked door on the north elevation
- Removing modern joinery to the gallery in the former library which is now a sitting room.

Test Valley Local Plan

Relevant Heritage Policies are:

E1: High Quality Development in the Borough

This states that a high standard of design is required in all new development and the development should complement the local features and patterns with regard made to orientation and character of the immediate area. The development proposal will re-instate more traditional finishes which will achieve an enhancement to the heritage asset.

E9: Heritage

The HERS record has been investigated and these are identified in the Heritage Section (see section 4 above and Appendix 1. The significance of the house is explained and it is considered that the proposals only impact visually on a small part of the secondary area of significance with minimal adverse effect on the heritage value and has no impact on settings. Overall the works have some benefit by reopening a blocked entrance and removing modern gallery joinery.

Appendix 3: References

1. Hampshire Historic Environment Record
2. Know Your Place - West of England basemaps and heritage Information (Bristol)
3. The Penton's Conservation Area Character Appraisal
4. The Penton's Village Design Statement
5. Historic England The Setting of Heritage Assets (2017)
6. Historic England Statements of Heritage Significance (2019)