

WESTON CORBETT HOUSE, WESTON CORBETT, HAMPSHIRE

HERITAGE STATEMENT



JPHERITAGE

September 2023

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CLIENT: Mr and Mrs Glynn

PREPARED BY: Jamie Preston, Heritage Consultant

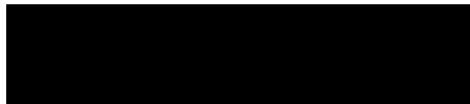
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Worting House

Church Lane

Basingstoke

Hampshire



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WESTON CORBETT HOUSE - HERITAGE STATEMENT

1.0 INTRODUCTION

1.1 Purpose

1.1.1 This Heritage Statement has been prepared by JP Heritage on behalf of the applicant to inform proposals for replacement windows at Weston Corbett House. Weston Corbett House is a Grade II listed building located within the Weston Corbett and Weston Patrick Conservation Area.

1.2 Nature of the proposals

1.2.2 The proposed scheme is for works to ground and first floor windows on the north-west elevation.

1.3 Heritage designations



Figure 1: Front elevation of Weston Corbett House

1.3.1 Weston Corbett House was added to the statutory List of Buildings of Architectural or Historic Interest at Grade II on 26th April 1957. The listing was amended on 17th October 1984. The list description reads as follows:

1720, and late C19. Symmetrical front (east) of 2 storeys, attic and cellar; 5 windows. Steep tile roof with leaded hips, fully-moulded modillion cornice, 3 dormers (of the late C19) with small gables above the middle of the 3-light casements; rainwater head dated 1720. Red brick walling in Flemish bond, rubbed flat arches, first-floor band, high plinth. Victorian sa es. The tall doorway has a moulded flat canopy on double-scroll brackets, the frame containing a fanlight, ½-glazed doors, all above moulded stone steps. The lower rear unit has been raised and widened in the late C19, with 3 gables above an older wall. Within, the house has a fine panelled room, with a fireplace surround, of the original period.

1.4 References in the Hampshire Historic Environment Record

1.4.1 The Hampshire Historic Environment Record (HER) does not include any information in addition to the listing description for Weston Corbett House. The Hampshire HER does include references to the boundary wall and outbuildings as follows:

HER ID: 51301, Boundary Wall of Weston Corbett House

Predominantly brick wall with flint plinth and half round coping. Over 2m high on outer face where plinth is quite high.

HER ID: 51298, Store at Weston Corbett House

C19 flint and brick store. 4-light casements and vertically boarded doors. One storey.

HER ID: 51297, Barn at Weston Corbett House

Barn. C19. Flint panels with brick bands, half hipped slate roof. 2 4-light casements and 2 loft doors on front elevation.

HER ID: 51322, Garage at Weston Corbett House

Small single storey garage. Brick tile roof. Double doors.



Figure 2: Boundary wall at Weston Corbett House



Figure 3: Store at Weston Corbett House



Figure 4: Barn at Weston Corbett House



Figure 5: Garage at Weston Corbett

1.5 Pevsner reference

1.5.1 Pevsner's Buildings of England Hampshire: Winchester and the North makes reference to Weston Corbett House, as follows:

Nice, brick, of 1720. Inherited in the mid C19 by T H Wyatt. Five bays, hipped roof, with late C19 pedimented dormers. Despite the showy front, originally single-pile with service rooms under a rear outshot, now with later gables. Kitchen formerly to r. of entrance; original fittings now at Sulgrave Manor (Northants).

1.6 Planning history

1.6.1 There relevant planning history for Weston Corbett House is as follows:

- 22/03372/LBC and 22/03371/HSE – Partial demolition of existing extensions. Single storey side extension and two storey side extension with internal alterations (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’.
- 2.1.6 Paragraph 201 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met.
- 2.1.7 Where less than substantial harm is identified paragraph 202 requires this harm to be weighed against the public benefits of the proposed development and, where appropriate, securing its optimum viable use.
- 2.1.8 Specific guidance on the treatment of non-designated heritage assets emphasises the need to understand the significance of a heritage asset in order to determine impacts on the historic environment (paragraph 203). It advises that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the

application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required to the scale of any harm or loss and the significance of the heritage asset’.

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 A map of Weston Corbett (c. 1750) entitled An Accurate Survey of the Mannour of Weston in the County of Southampton belonging to his Grace Charles Dke: of Bolton includes an elevational sketch of Weston Corbett House and is annotated with Mr Green, House.



Figure 6: Extract from a map of Weston Corbett showing the front elevation of Weston Corbett House

3.1.2 An estate map of Weston Corbett (1846) entitled Weston Corbett Estate. Hampshire. The Property of George Green Esquire. Surveyed by Thomas Wilson 1846 shows the layout of Weston Corbett House and gardens, a courtyard layout of farm buildings to the north and an

outbuilding to the west. The house is shaded grey and has a rectangular footprint with a small projecting element on the south-west side. There is a drive on the south-east side of the house which leads up to an enclosed space (terrace) on the south-east side of the house. There is an outbuilding with a rectangular footprint in the yard on the north-west side of the house. To the north lies a courtyard layout of farm buildings. The structure on the north-west side of the yard is shown with a central porch and an extension on the north-east side. The other two structures enclosing the yard are of a similar scale. There are smaller structures shown along the south-west boundary.

- 3.1.3 The estate map of Weston Corbett (1846) includes a drawing of Weston Corbett House. This drawing is a view of the front elevation (south-east facing) looking north-westwards along the drive. This drawing shows the central drive flanked by trees and the terrace in front of the house. The front elevation of the house is shown as symmetrical with a central door flanked by windows with a vertical emphasis. The hipped roof includes two small dormer windows which appear to each include two casement windows.



Figure 7: Extract from an estate map of Weston Corbett (1846)



Figure 8: Drawing of Weston Corbett House that appears on the estate map of Weston Corbett (1846)

- 3.1.4 The 1st edition of the Ordnance Survey map (1871-73) shows very little change to the layout and footprints of the house and working buildings at Weston Corbett House. The small projecting element on the south-west side of the house had been demolished by this time, returning the house to its original rectangular footprint. The drive on the south-east side of the house is shown as a dashed line. This aspect of the garden is generously planted with trees. Orchards lie to the north-east and south-west.

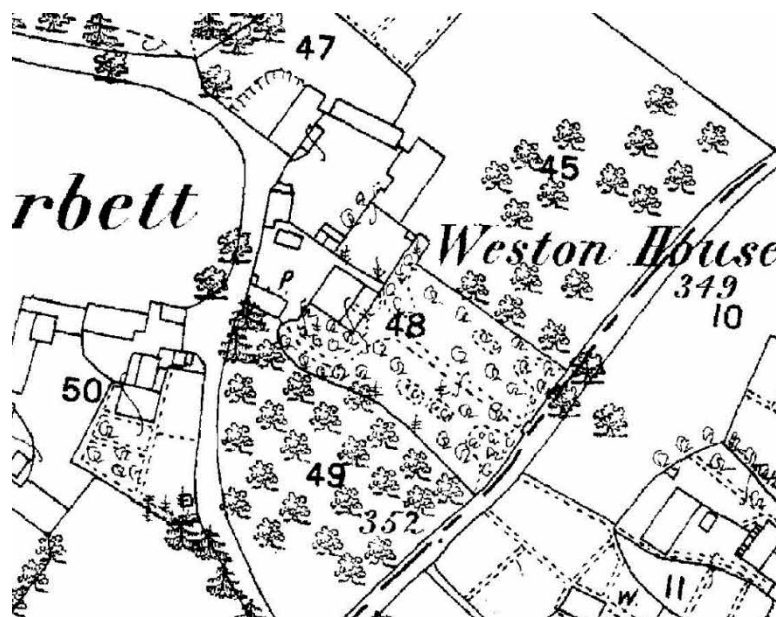


Figure 9: Extract from the 1st edition of the Ordnance Survey map (1871-73)

- 3.1.5 The 2nd edition of the Ordnance Survey map (1896) shows a number of changes to Weston Corbett House, to the outbuilding in the yard to the north-west and to the drive. The house had been extended with a shallow projecting addition on the south-west side and an L-plan extension on the north-east side. The outbuilding to the west of the house is shown as an L-plan. The original straight drive leading from the road to the south-east had been replaced with a less formal, meandering drive leading to the road junction to the south of the house.

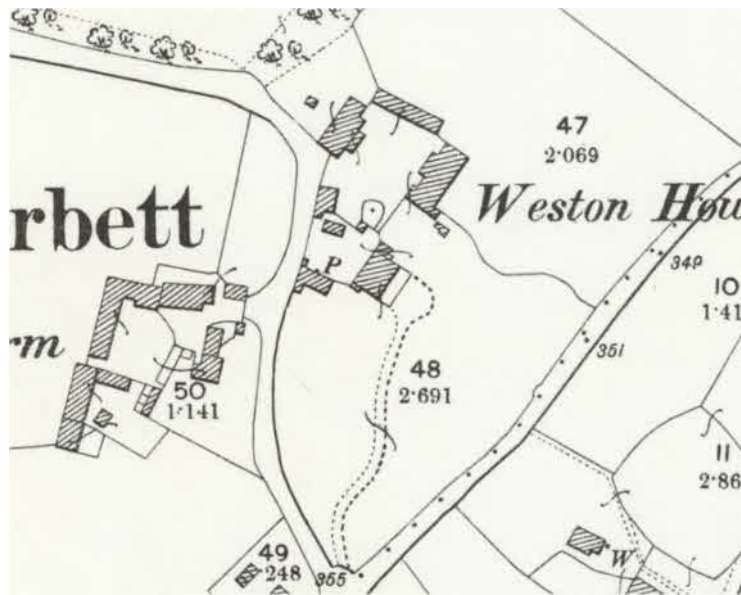


Figure 10: Extract from the 2nd edition of the Ordnance Survey map (1896)

- 3.1.6 A c. late 19th century photograph of the front elevation of Weston Corbett House shows a number of details relating to windows. Firstly, the original, probably sash, windows had been replaced with 2-over-2 sash windows by this time. There are three dormer windows shown (only 2 are shown on the 1846 drawing) and these are leaded light casements.



Figure 11: Photograph of the front elevation of Weston Corbett House in the c. late 19th century

- 3.1.7 The 3rd edition of the Ordnance Survey map suggests that the projecting element on the south-west side of the house had been rebuilt with a slightly deeper footprint. Otherwise, there are no apparent changes to the footprint of the house. The projecting element on the south-west side of the outbuilding to the west is shown as a greenhouse. An additional greenhouse had been built to the rear of the outbuilding. A number of changes had been made to the courtyard group of farm buildings by this time. This included the demolition of the barn on the north-west side of the yard and its replacement with the current building and pig sties (demolished).

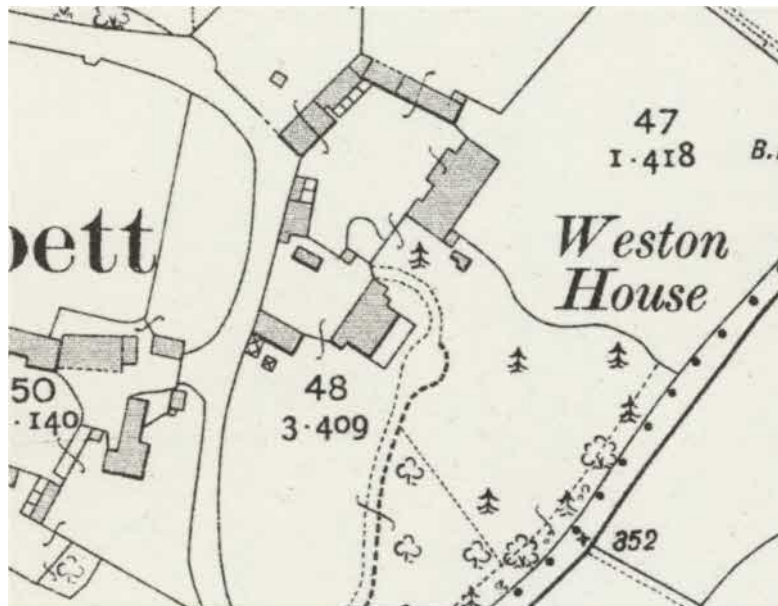


Figure 12: Extract from the 3rd edition of the Ordnance Survey map (1910)

- 3.1.8 An early 20th century photograph of Weston Corbett House provides details of the late 19th century extension on the north-east side of the house. This shows a granary which was apparently a well house (demolished) and a section of wall and fence separating the house from the farm buildings. The north-east extension is shown as single storey with an M-profile roof and an end chimney. The two gable ends include window openings with segmental arched brick heads.



Figure 13: Early 20th century photograph of the rear and north-east elevations of Weston Corbett House

- 3.1.9 A newspaper advert for the sale of Weston Corbett House (1929) shows that the original dormer windows on the front elevation had been enlarged to their current form.



Figure 14: A newspaper advert for the sale of Weston Corbett House in 1929

3.1.10 An undated photograph (c. mid-20th century) shows the rebuilt north-east extension. The 1977 edition of the Ordnance Survey map shows that the flat roofed extensions had been constructed by this time.



Figure 15: Photograph showing the rebuilt north-east extension before the flat roof elements were added



Figure 16: View of the left hand side of the north-west elevation of the house before the flat roof extension was added



Figure 17: Suggested ground floor phase plan

- 3.2 Understanding the form of the heritage asset – windows (north-west elevation and south-east dormers) – Refer to figure 42 for window locations
- 3.2.1 The windows on the north-west elevation are located within the Phase 1 part of the house at ground floor level and within the 19th century first floor gabled extension to Phase 1. There is a dormer within the Phase 1 roof on the left hand side of the north-west elevation. There are three dormer windows on the south-east elevation.



Figure 18: Central portion north-west elevation of Weston Corbett House

Ground floor NW elevation – G1 and G3

3.2.2 Windows G1 and G3 are not shown in the c. mid-20th century photograph of the left hand side of the north-west elevation (figure 16). These windows are 6-pane side opening casements with pegged frames and a timber sill, all painted white. Both have a brick on edge head and an absence of closer bricks. There is some slight linear distortion in the glass of G1 and obscure glass in G3. No bubbles were observed in the glass. The glazing bars are approximately 22mm wide with a crisp finish. The window catches and stays are typical 1950s-1960s style.



Figure 19: Windows G1, G2 and G3



Figure 20: Exterior of window G1



Figure 21: Exterior of window G3

Ground floor NW elevation - G2

3.2.3 Window opening G2 includes a segmental arch brick head and closer bricks. The window is a 2-light casement with 6-panes, a pegged frame and a timber sill. The glass is smooth and mirror-like. The glazing bars are 22mm ovolo style with a central ovolo mullion with crisp mouldings. The window catches and stays of the same style as G1 and G3. Comparison of the size of the current window opening with the c. mid-20th century photo (figure 16) shows that the level of the sill has been raised. This corroborates with the position of closer bricks which extend below the current sill level.



Figure 22: Exterior of window G2



Figure 23: Detail of a stay – G2

Ground floor NW elevation - G4

3.2.4 Window opening G4 is not included in the proposed scheme and is not therefore described in this report.

Ground floor NW elevation – G5

3.2.5 Window opening G5 includes a segmental arch brick head and closer bricks on the left hand side. The window is a 2-light casement with a 6-pane pattern and a pegged frame with a wooden sill. The glazing bars and central mullion are of the same dimensions and style as G2. The window catches and stays are also of the same design as G1, G2 and G3. The glass is smooth and mirror-like.



Figure 24: Exterior of window G5



Figure 25: Detail of a G5 window fitting (catch)



Figure 26: Detail of a G5 window fitting (stay)

Ground floor NW elevation – G6

3.2.6 Window opening G6 is not included in the proposed scheme and is not therefore described in this report.

First floor NW elevation – F1

3.2.7 Window opening F1 includes a segmental brick arch of two courses of brick and there are closers on both sides of the opening. The window is a 2-light casement with 6-panes for each light. The frame is pegged. Externally there is some irregularity observable in the glass. Some linear distortion and small bubbles can be observed from the interior. The glazing bars are relatively narrow at around 16-18mm and have an ovolo with fillet profile. The bronze and brass window furniture, including telescope casement stays and catches are of a design that is reminiscent of the 1930s. There are some Philips screws but this likely to represent repairs as opposed to later fitting of the stays and catches.



Figure 27: Exterior of window F1



Figure 28: Internal view of window F1



Figure 29: Detail of a brass telescope casement stay – window F1



Figure 30: Detail of a bronze casement catch – window F1

First floor NW elevation – F2

- 3.2.8 Window opening F2 post-dates the c. mid-20th century photograph of the north-west elevation of the house (figure 15). The window opening includes a segmental arch brick head and irregular closer bricks on the right hand side. The window is a 2-light casement with a 6-pane pattern and a wooden frame with no clear evidence for pegged joints. The glass is smooth and mirror-like when observed from the exterior. This window has relatively wide ovolo glazing bars and no window fittings.



Figure 31: Exterior of window F2



Figure 32: Interior view of window F2

First floor window NW elevation – F3

3.2.9 Window opening F3 includes a segmental arch brick head and closer bricks on both sides. This window is a 2-light casement with 6-pane pattern lights and a wooden frame with pegged joints. Internal details for F3 are the same as F1, including distortion and bubbles observable in the glass.



Figure 33: Exterior of window F3



Figure 34: Interior view of window F3

First floor window NW elevation – F4

3.2.10 Window F4 is not shown in the early 20th century photograph (figure 13) but is present in the c. mid-20th century photograph (figure 15). Window opening F4 includes a segmental arch brick head with wide joints and evidence of repair. There are no closer bricks. The ovolo glazing bars are slightly wider than F1 and F3 and there is no apparent distortion in the glass. The window catches and stays are however of the same design as F1 and F3 which suggests a broadly contemporary date for this window.



Figure 35: Exterior of window F4

First floor NW elevation – F5

3.2.11 Window opening F3 includes a segmental arch brick head. There are closers on both sides of the opening but the brickwork on the left hand side has been heavily repaired. There are no apparent peg joints in the wooden frame. The ovolo glazing bars are 20mm wide. There are no window fittings such as catches or stays.



Figure 36: Exterior of window F5



Figure 37: Interior view of window F5

Attic floor NW elevation – S1

3.2.12 The dormer window is not shown on the c. mid-20th century photograph (figure 15). This window is a 2-light casement. The ovolo glazing bars are relatively wide and the window fittings include modern brass catches and stays.



Figure 38: Exterior of window S1



Figure 39: Interior view of window S1

Front door

3.2.13 The current front door occupies the position of a former window opening. This alteration from window to door appears to have taken place in the c. mid-20th century. The door itself is of mid-late 20th century date and includes a single lower panel and a glazed upper panel with multiple panes.



Figure 40: External view of the front door on the north-west elevation



Figure 41: Interior view of the front door



Figure 42: NW elevation window locations

3.3 Assessment of the significance of the heritage asset

3.3.1 The windows assessed for this report reflect a number of phases of alteration from the late 1920s-30s to the middle of the 20th century. These are discussed chronologically below.

Late 1920s to 1930s (windows F1 and F3)

3.3.2 Two first floor windows on the north-west elevation include telescope stays and bronze catches that are consistent with late 1920s to 1930s style. The glass includes some distortion and bubbles which indicates pre-1950 glass. The overall form of the windows and their apparent presence on the 20th century photographs reinforce this evidence. These windows are of relatively recent date and are considered to be of low heritage value. Window F4 is of a similar style to windows F1 and F3 but had wider glazing bars and modern glass. This suggests a c. mid-20th century date for this window.

Mid-20th century (windows G1, G2, G3, G4, G5, G6, F2 and F5)

3.3.3 All of the ground floor on the north-west elevation are c. mid-20th century replacements. They include a uniform style of window fittings, glazing bars and include float glass. These windows are considered to be of negligible heritage value. Windows F2, F5 and the front door (NW elevation) were also installed at this time or slightly later and are of no heritage value.

Modern

3.3.4 Dormer window S1 is modern and of no heritage value.

4.0 HERITAGE IMPACT ASSESSMENT OF THE PROPOSED DEVELOPMENT

4.1 Proposals

4.1.1 The proposed scheme is for the replacement of the following windows:

- G1, G2, G3, G5, F1, F2, F3, F4 and F5

4.2 Removal of existing windows and door

4.2.1 This assessment concludes that windows G1, G2, G3, G5, F2 and F5 and the door on the north-west elevation are of c. mid-20th century and of negligible heritage value. The replacement of the windows in a manner that would either preserve or enhance the character of the listed building would therefore have a neutral or slight beneficial impact on the listed building. Windows F1 and F3 are of slightly earlier date and have a degree of heritage value, although relatively low. The loss of two windows of relatively low heritage value would therefore have a slight adverse impact. As noted below, there are issues with the condition of these windows due to condensation. F1 in particular is suffering from a high level of deterioration. Dormer window S1 is modern and of no heritage value.

4.3 Replacement windows and door

4.3.1 The purpose of the proposed replacement windows is to improve the energy efficiency of the listed building. There are also issues with condensation on the north-west side of the house and the high levels of condensation on the windows have caused a level of deterioration to the frame and glazing bars in the past and continues to present an issue.

4.3.2 It is proposed to replace the existing windows on a like for like basis in terms of style. There are two options that could be considered: A slim-profile with integral glazing bars or a slim profile option with stuck on glazing bars with a bead to imitate the appearance of an integral glazing bar. The failure rate of some slimline double-glazed units is recognised. For this reason, it is proposed to bed the glass on a fine silicon and then to use a heritage putty that does not contain linseed. One of the reasons for failure of slim-profile units appears to be the use of linseed putty. This option would essentially reference the existing windows, which are considered to be sympathetic to the character of the house, and would include the traditional detail of integral glazing bars. The stuck on glazing bars approach would also reference the design of the existing windows with a bead to imitate the appearance of an integral bar. Both approaches seek to improve the energy performance of the listed building and resolve the condensation issues whilst preserving the established character of the listed building. The door would be replaced on a like-for-like basis but with a double glazed upper panel.

5.0 CONCLUSIONS

5.1.1 This report provides an assessment of the historic development and significance of the windows at Weston Corbett House. 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 conclusions of this report are that, due to their age, the existing windows are of negligible to low significance and the impacts on the significance of the listed building arising from their removal for replacement would therefore be negligible to low. Only two of the windows have been identified as being of some interest and these are considered to date from the

1920s/1930s. One of these windows is in a relatively state of poor repair. The proposed replacement windows would reference the existing in terms of appearance. The aesthetic values of the listed building would therefore be sustained. As such, it is considered that the proposed replacement windows would be sympathetic to the character of the listed building in accordance with the NPPF and Basingstoke and Deane Borough Council policies relating to the historic environment.

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