

HERITAGE STATEMENT

for

for internal alterations to:

THE LITTLE MALTHOUSE, FORGE ROAD, KINGSLEY GU35 9LW

2309-PL-11

December 2023



Fig.1. Front Elevation of The Little Malthouse



VOLLER ARCHITECTURAL DESIGN

17 Ackender Road, Alton, Hampshire GU34 1JP

1.0 THE EXISTING SITE & LISTING

- 1.01 The site lies at the eastern end of Kingsley to the north of Forge Road (B3004), before the junction with the A325.
- 1.02 **The Little Malthouse** is a Grade II listed residential dwelling. The Historic England Listing ID is 1094007 (date listed, 15th August 1985).

2.0 HISTORY

- 2.01 **The Little Malthouse** dates from the mid-1700s during reign of George II. The property adjoins the 'The Malthouse Farmhouse' on the eastern end wall, and in more recent times an extension was added to the west end of the dwelling which is now adjoining 'Nightingale Cottage'.
- 2.03 In the listing, the dwelling is described as being included for group value:

C17, with late C19 details, and a C20 extension. Brick and tile. A long range, attached to the east end of Malthouse Farmhouse, and probably the earlier building showing some fragments of timber-frame. 2 storeys, irregular fenestration of 8 above 4 windows. The roof is ½-hipped at the east end, where it connects with the lower roof of a small C20 extension. The walling is mostly of English bond, but there is a ground-floor section of ironstone, and indications of altered features. Casements. 2 plain doorways, separated by a dividing (now a garden) wall, of brick and ironstone, containing filled openings, indicating that a building has been removed. Included for group value.

3.0 THE PROPOSALS

- 3.01 Externally all existing single-glazed timber and double-glazed uPVC casements will be replaced with new timber double-glazed casements throughout, painted white with cottage fenestration to match the existing front elevation casements. The white uPVC front door with full height sidelights on the front elevation will be removed, and replaced with a new black metal-framed Crittal styled doorset with double-glazed sidelights and door
- 3.02 The proposals mostly involve internal changes to layout as follows:
- 3.03 The removal of a small modern metal spiral staircase and replacement with a new U-shaped 650-700mm wide timber staircase to specialist design. The stair will fit the existing structural opening in the first floor and will have 1000mm high timber balustrading with vertical spindles.
- 3.04 The existing modern partition between the existing snug and entrance hall is to be removed and replaced with a new acoustically insulated timber studwork wall positioned further into entrance hall area, creating a new larger master bedroom to the back of the house with attached ensuite bathroom.
- 3.05 The west end wall will be internally lined with 100mm thk. insulated plasterboard by Kingspan or similar

- 3.06 The failed modern concrete tanking and plaster system applied to the north wall in the master bedroom will be removed and replaced with a lime render solution.



Fig 2. Existing Living Room showing internal lime rendered semi-basement wall along back of house and Fig. 3 failing concrete tanking system, to be removed and lime rendered.

- 3.07 The non-load bearing brick partition between the plant room and the bathroom will be removed to create a new shower / utility room accessed from the hall and the master bedroom. The existing boiler will be retained and water cylinder repositioned as shown.
- 3.08 The existing open-plan ground floor living room will be partitioned to form a new stair hall with 2 no. Bedrooms off. All partitions will be acoustically insulated timber studwork with skimmed plasterboard linings. Doors will match existing braced and ledged cottage style doors on first floor with latches.
- 3.09 At first floor, the existing pantry walls will be removed and the walls, floor and ceiling made good. A new kitchen will be installed to specialist design. The two existing bedrooms will be rearranged to provide a new snug and study.

4.0 CONCLUSION

- 4.01 Other than replacing external windows and a door, all the proposed works are internal alterations.
- 4.02 The proposals will have no impact on the neighbouring listed dwelling 'The Malthouse Farmhouse' or 'Nightingale Cottage'.
- 4.03 All partitions being removed are non-loadbearing and their removal will not damage the original fabric of the dwelling.



Fig. 4 & 5 Existing spiral staircase, to be removed and replaced with new U-shaped timber staircase within existing aperture.



Fig.6 Existing uPVC door with sidelights, to be removed and be replaced with black metal Crittal style door and sidelights, and Fig. 7 Entrance hall area showing partition to be removed and repositioned further into hall.

