

# Heritage Statement

Hart ref: PP-12827535

Date: 29/02/2024

Subject: Refurbishment of 8 diamond leaded crittall style windows.

## Introduction

- 1.1 This Heritage Statement is to be read in conjunction with all drawings and supporting documents submitted as part of the listed building consent reference PP-12827535 at the above site for the following development:

“Refurbishment of Crittall windows.”

## 2.0 Old Pound Cottage

Old Pound Cottage is a Grade II Listed Building, listed on 26 June 1987 (LBRN 1339828)

The listing states

Early C19. 1 storey, 4 windows. Thatched roof, hipped at ends. Rendered walls. Casements with diagonal leaded lights. Plain doorway with open porch with thatch brought over 2 rustic poles. Modern extension to the north end. Site of cattle pound at the border of Hook Common.

Listing NGR: SU7206351875

## 3.0 Wider context

Old Pound cottage is located on the left hand side of Hook Road approaching Greywell from the A287. There are no other buildings on this side of the road prior to Old Pound Cottage, generally open arable fields and some woodland close to the A287. The northerly end of the garden denotes the start of the village with a sign and speed limit reduction from 60 to 30 mph.

The nearest property to Old Pound Cottage is the School House on the junction of Dorchester way approximately 100 metres away.

There is a public right of way to the easterly boundary of Old Pound Cottage. The easterly aspect of the cottage has views over arable fields and on towards Basingstoke Canal and King John’s Castle. The cottage is screened from the public right of way by the hedging.



The property lies within the Greywell Conservation area. A description of the character of the area is taken from the [Hart.gov.uk](http://Hart.gov.uk) website

*Greywell is another village of character and charm and lies between Odiham and Basingstoke. It stands on the west bank of the River Whitewater and not far from its source. Part of the Basingstoke Canal is within the parish, with the entrance to the Greywell Tunnel in the centre of the village. This 1,200 yard long tunnel was one of the longest in the British canal system. It collapsed in the middle some years ago and now houses a protected colony of bats. Beyond the tunnel the canal is just a dried ditch, but originally it went on to Basingstoke.*

*Much of the village is a Conservation Area containing many picturesque buildings. Old Wharf House was formerly the village bakery and then the village shop, with the Basingstoke Canal tunnel passing underneath the garden. The 12th Century Church of Saint Mary's is on the banks of the River Whitewater.*

#### 4.0 Proposed Development

The proposed development comprises the refurbishment of 8 windows to repair several loose panes, increase rigidity by the introduction of internal strengthening steels which are not visible in the finished windows. In addition the windows will be fitted with security locks which will not be visible from the outside of the window.

The 4 windows fronting Hook Road are shown below.



The window below is on the south-west elevation.



The three windows below are on the south-east facing rear elevation





Scope of Work:

14x Leaded Lights – Remove, Restore, Re-lead and Refit.

## 5.0 Background

Following a break-in in October 2003 and subsequent repair of two broken panes the restorer suggested increasing the security of the windows. During the inspection many of the panes were found to be loose due to age and weathering. It was suggested that the windows be refurbished with increased security and improve weather 'tightness'.

### **Specification:**

#### **Refurbished Metal Work:**

Shot blast all metal work back to sound metal. Any metal repairs are carried out. All bare metal work is finished using a Zinc Rich primer and customers colour topcoat which is heat baked for a hard durable finish.

#### **Restored Leaded Lights:**

Drawings of the windows are taken, and each pane of glass is catalogued before the old lead is stripped away. New lead is cut, the original panes of glass are cleaned, and the panels made, soldered, and finished using traditional skills and methods. Internal strengthening steels (4mm x 1.5mm) are used in some of the lead comes (not seen in the finished windows) to provide inherent strength and an increase in security. Pre tinned copper wire ties are soldered to each panel for securing to the horizontal saddle bars. Each restored leaded light will have a life span of 100 years from restoration.

## 6.0 Scale

The proposal is to refurbish the existing windows re-using the original glazing. The windows security will be improved with the addition of internal locks and internal strengthening steels within the lead.

We have chosen Sherriff Glass to carryout the works after looking at the quality of the work they do and speaking to Nathan Sherriff.

## 8.0 Design Proposals, appearance and materials

The design proposals are shown in the Specification Document submitted by Sherriff Glass

The existing elevations are in document PC21-01-010.

The windows to be refurbished are circled.

The refurbishment will comprise of removal of the windows for approximately 6 weeks while the refurbishment takes place. They will be restored to a very high specification with the existing colour replicated. Brass door furniture will be cleaned and re-used.

## 9.0 Assessment

### Principal Considerations for Assessment

The principal considerations for assessment are as follows;

1. Effect of the proposal on the character and appearance of the conservation area.
2. Design of the proposed windows and doors.
3. Amenity of neighbouring occupiers.
4. Sustainability

Each of these are addressed below;

#### Effect of the proposal on the character and appearance of the conservation area.

There will be no adverse effect as the windows are being restored. There will be a period of 6 weeks while the windows are away that temporary glazing will be fitted.

#### Design of the proposed windows

There are no changes to external appearance

#### Amenity of neighbouring occupiers

There are no direct neighbouring properties which overlook Old Pound Cottage, there will be little or no effect on those occupiers.

#### Sustainability

The existing glass and frames are retained. New lead with steel inserts will be installed.

Five of the 8 windows being restored can be viewed from Hook Road Hook Road other windows Are not able to be seen from Hook Road or the public right of way running behind Old Pound Cottage.

## 10.0 Conclusion

The retention of the existing frames, the reusing of the original glazing means that there will be no change visually from the original window design. The windows will be more secure and will have a lifespan of 100 years from restoration.

It is therefore considered that the proposal will have no harmful effect on the character and appearance of the Greywell Conservation Area which will be preserved. Nor is it considered to adversely affect the setting of the listed building or the setting of nearby listed buildings