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DESIGN, ACCESS & HERITAGE STATEMENT

OLD SCHOOLHOUSE, 24 NORTH STREET, KINGSCLERE, HAMPSHIRE RG20 5QX

ALTERATIONS, ERECTION OF FIRST FLOOR REAR EXTENSION AND ERECTION OF DETACHED HOME OFFICE

Introduction

The Old Schoolhouse lies on the south east side of North Street, a quiet cul-de-sac in the center of Kingsclere.

Formerly a Kingsclere Free School, it was converted into a dwelling in the 1980's. A modern annex building adjoining the south west side of the former schoolhouse was demolished circa 1989 and replaced with a house, bungalow and garages (planning application ref: BDB/26851).

Old Schoolhouse is a 2 storey dwelling which was listed Grade II in 1984 with the following statutory list description:

“Mid C19. Decorative Gothic style. Two storeys, 3 above one window to the gabled front (west). Steep tiled roof, with decorative bargeboards. Red brick walling in Flemish bond with flush blue banding in a variety of widths and patterns, cambered red openings with keys, taller arch with key to the central upper lights, plinth. Sashes, with rounded heads below a circular light in the upper central window. Recessed at the south side is a quarter-octagonal porch, with a hipped roof, and arched opening, on brick impost blocks. Small single- storeyed extension on the north side, of similar style.”



Front and side elevations



Rear elevation

Proposed development

The adaptation of the former Schoolhouse into a dwelling in the 1980s included a single storey rear extension to form a kitchen and a very narrow side extension was converted into a ground floor bathroom. On the first floor a w/c and wash basin was installed in a diminutive box room.

No improvements to the dwelling have been carried out since its conversion to a house and its facilities are now in need of upgrading. In particular, the sanitary arrangements fall well short of the standards expected in the 21st Century.

On the ground floor it is proposed to remove a short internal wall in the side extension to provide a small laundry and cloak room.

The internal walls of the 1980's rear extension will be removed to provide an enlarged Kitchen/ breakfast area and the rear wall will be opened up to give more light and better access to the garden.

It is proposed to expand the first floor box room to provide an en-suite for the principal bedroom and install a bathroom in one of the two existing rear bedrooms.

A new fixed glaze obscure window is proposed on the north east elevation to improve the level of lighting on the stairs

A corridor will be formed to give access to a new bedroom at the rear above part of the 1980's extension.

The design of the proposed extension has been carefully considered to ensure that it matches the character of the existing building, in terms of its form, materials and details.

Side/rear of building



This includes red brickwork with blue lacing, a pair of narrow module timber sashes with a stone keystone, decorated barge board and small red/brown handmade clay roof tiles.

The garden area immediately adjacent to the rear wall of the house will be excavated to form a patio area, with a retaining wall and steps up to the rest of the garden.

The existing greenhouse and shed will be demolished and replaced with a single storey home office.

Significance

The National Planning Policy Framework (NPPF) 2023 advises (para194) that *“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.”*

Paragraph 197 notes that *“In determining applications, local planning authorities should take account of... the desirability of sustaining and enhancing the significance of heritage assets”*.

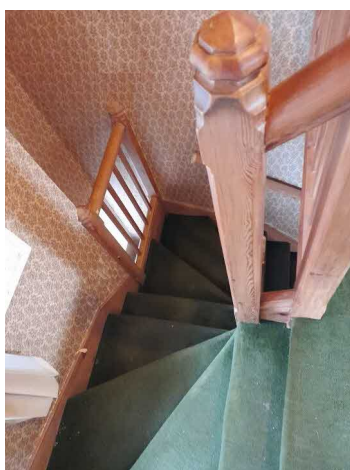
The Old Schoolhouse is a Grade II listed building situated in the heart of the Kingsclere Conservation Area and its external appearance remains much as it would have appeared when first constructed in the 19th Century.

It is the sole visible reminder of the early development of education in the village. In Margaret Ingrams 1987 history of 'The Schools of Kingsclere' it states that the Old Schoolhouse was built in 1859, initially to house girls and from 1924 it housed under 11's before being sold in 1986.

It is remarkably complete, retaining all its original windows, its staircase and a cast iron fireplace.



First floor front window



Staircase Bedroom



Fireplace

The brickwork is of a high quality with attractive decoration in the form of blue string courses.

It occupies a prominent position in the street scene and together with the adjoining Grade II listed 26 and 28 North Street they make a significant contribution to the character and appearance of the Conservation Area.

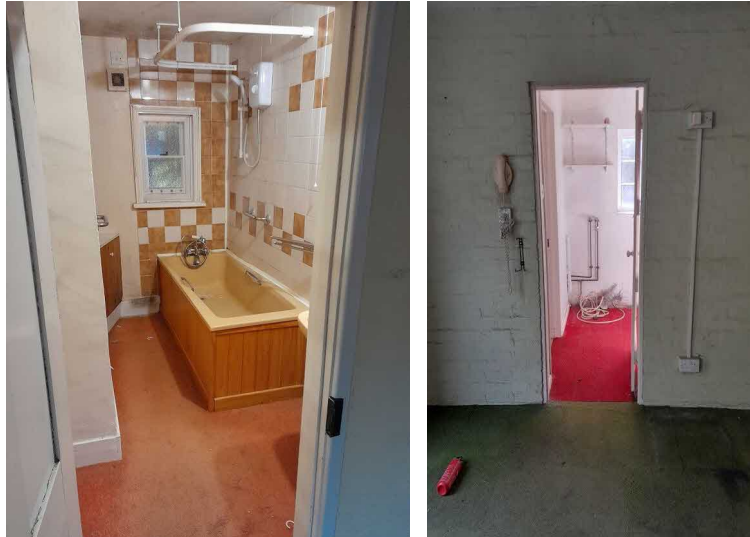


The Old Schoolhouse with listed buildings beyond

Analysis

The proposed internal alterations to the house are modest and will have no material impact on the historic fabric of the building or on the contribution it makes to the street scene.

The existing bathroom arrangements are wholly unsatisfactory and the proposed alterations are necessary to bring these outdated facilities up to modern standards.



Existing ground floor bathroom and w/c

The proposed extension has been carefully designed to compliment the host building in terms of scale, materials and details, with matching brickwork, windows, roof tiles and decorated barge boards.

The extension is at the rear of the dwelling and as such it has no impact on the principal elevation,

The existing side/rear elevation is somewhat marred by the post War flat roofed extension and the proposed first floor extension eliminates the flat roof, presenting a more attractive rear elevation

Overall the proposed development is modest in scale, will enhance the appearance of the Old Schoolhouse and the contribution it makes to the Kingsclere Conservation Area.

It is therefore requested that householder planning permission and listed building consent be granted.

Frank Dowling

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