



CONNECT ARCHITECTURE

Heritage Statement

2 The Grange, Longstock, Stockbridge, SO20 6DP



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1.0 INTRODUCTION

1.01 This statement supports an application for Listed Building consent to 2 The Grange, Longstock. The application property is a Grade II listed semi-detached house which was originally amalgamated with 1 The Grange, known collectively as The Grange. The Grange was originally built in the late 18th century. There have been numerous extensions and alterations to the original property, including the division of the property into several self-contained units prior to the separation into a pair of semi-detached properties

1.02 The site is located on Longstock Road, Stockbridge, and lies within the Longstock Conservation Area.



Fig 1: Site location plan



Fig 2: 1 The Grange - West Elevation Street View



Fig 3: 2 The Grange - West Elevation Street View



Fig 4: 1&2 The Grange East Elevation



Fig 5: 1&2 The Grange North Elevation

1.03 2 The Grange was included on the Government's Statutory List of Buildings of Special Architectural or Historical Interest on 27th November 1984 and classed as Grade II. The Government's National Planning Policy Framework sets out that any development proposal affecting a heritage asset should be assessed and determined based on the 'significance' of the asset. Historic England provide guidance on how to assess the significance of an historic building by looking at the following values;

- Historical
- Evidential
- Aesthetic
- Communal

These values are self-contained but do overlap and when combined will help to determine the significance of 2 The Grange. This document will provide a statement of significance for the proposed development to be measured against.

2.0 HISTORICAL VALUE

2.01 2 The Grange has historical value by its association with 1 The Grange which were originally combined as one property, The Grange. There is historical value related to its age and because it is located within Longstock.

To the north of Longstock there is evidence of human habitation since the Neolithic age with a long barrow found at Waters Down Farm. Also, an extensive field system from the Iron Age was found at Hazel Down Farm. There is a rectangular earthwork at the northern end of the village, known as Danish Dock, which is suspected to have been a construction of King Cnut. During the Domesday survey in 1086 Longstock was held for the King by Hugh, the son of Osmund.

To the south of Longstock The Grange is located and has historical significance based on its use as the Longstock fishing club, the oldest fishing club on the Test. Several of the

surrounding properties were also used as fishing lodges, due to their proximity of the River Test.

- 2.02** The Grange is part of the Longstock Conservation Area and has significance because it contributes to the historic/ architectural character defined by the historical linear form of the village and the river and flood plain to the east.
- 2.03** A number of properties in the southern part of the village, including The Grange (Nos. 1&2) were converted into fishing lodges. George Tate, Robert Snow and three other gentlemen used The Grange as their headquarters for the Longstock fishing club, the oldest club on the Test, which was started in 1809 and dissolved in 1827. They rented a stretch of the river from the Etwall family and employed John Haines as a River Keeper. In 1815 they introduced Grayling to the River Test. In the late 1820s the Leckford Fishing Club moved across the valley and took up residence in The Grange which became the New Longstock Club. In 1840 the Grange was reconstituted. In 1902 the Estate was sold but the Grange was still used as a fishing club and became known as the Craven Club after Mr. Craven one of its distinguished members. The Craven Club continued until 1908.
- 2.06** The founder of John Lewis Partnership, Spedan Lewis bought the Leckford Estate from the Ansdell family in 1929 and purchased the Longstock Estate off the East family in the 1930s. This included The Grange which was subsequently used as a residential house for Partnership employees from 1934. The Estate employed Mr Joyce as River Keeper.
- 2.07** There have been a number of extensions and divisions to the property and as a consequence little of the original plan form is visible either internally or externally. Refer to Appendix A which shows the history of development.
- 2.08** The current northern extension replaced an earlier extension that had a stepped plan form. The current northern extension was constructed post 1910.
- 2.09** In the early 1950's works were carried out to split the house into three maisonettes. Maisonette No.1 shaded in yellow, maisonette No.2 shaded in orange and maisonette No.3 shaded in blue, as below:

2.09

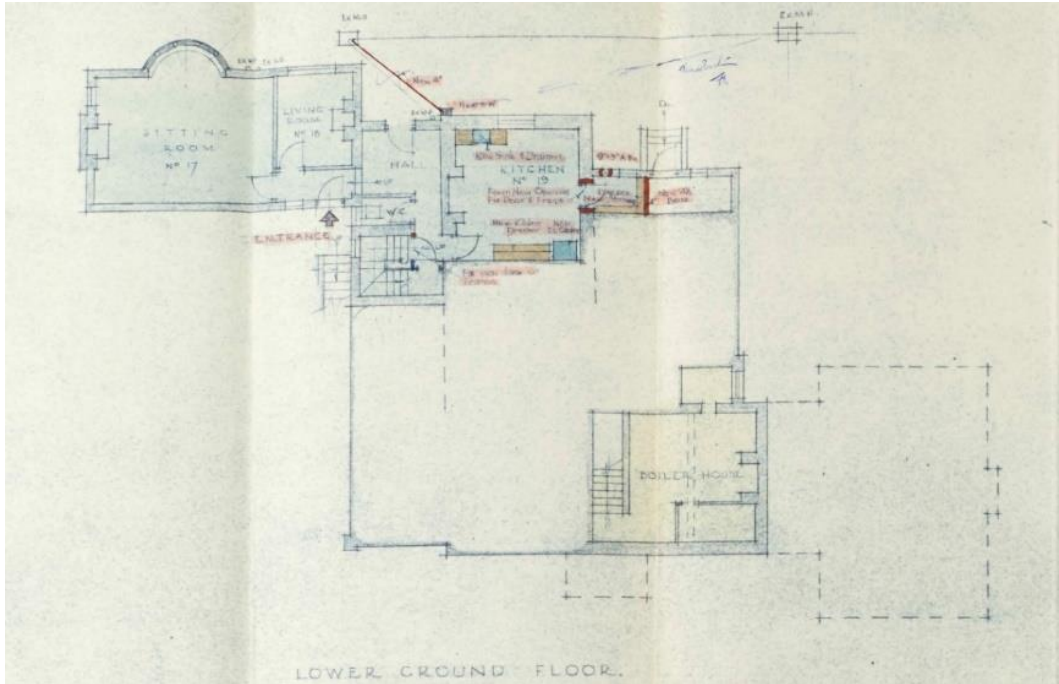


Fig. 6: Lower Ground Floor Plan 1951

2.10

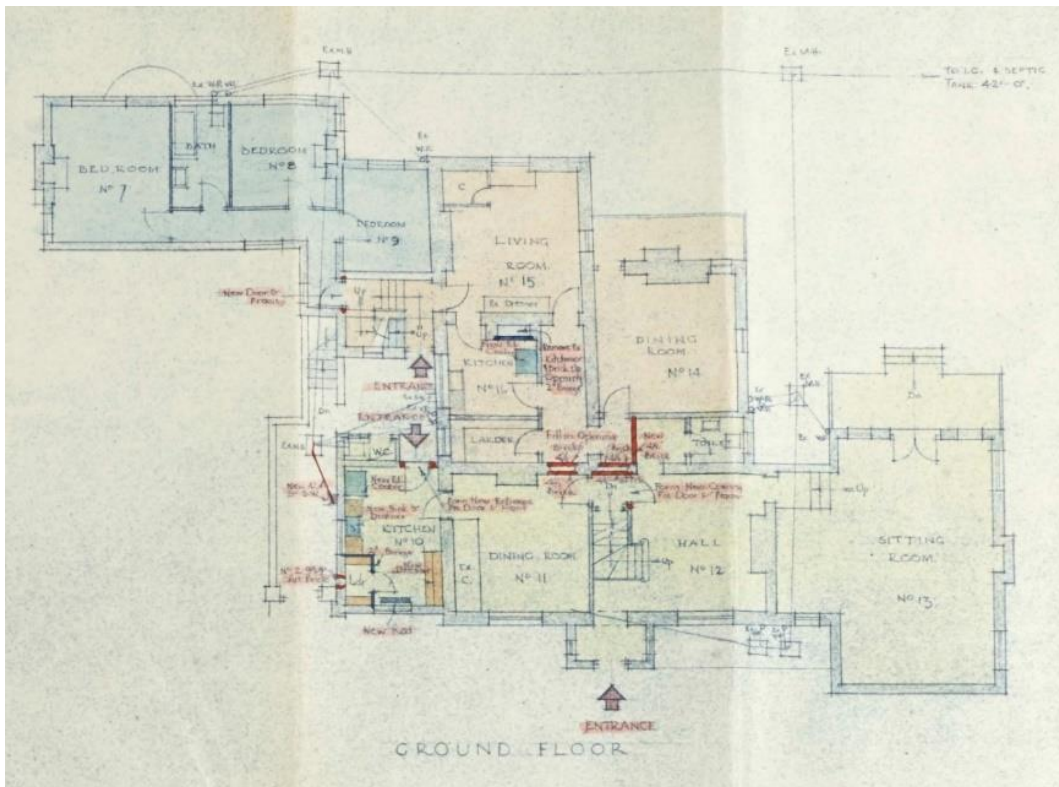


Fig. 7: Ground Floor Plan 1951

2.11

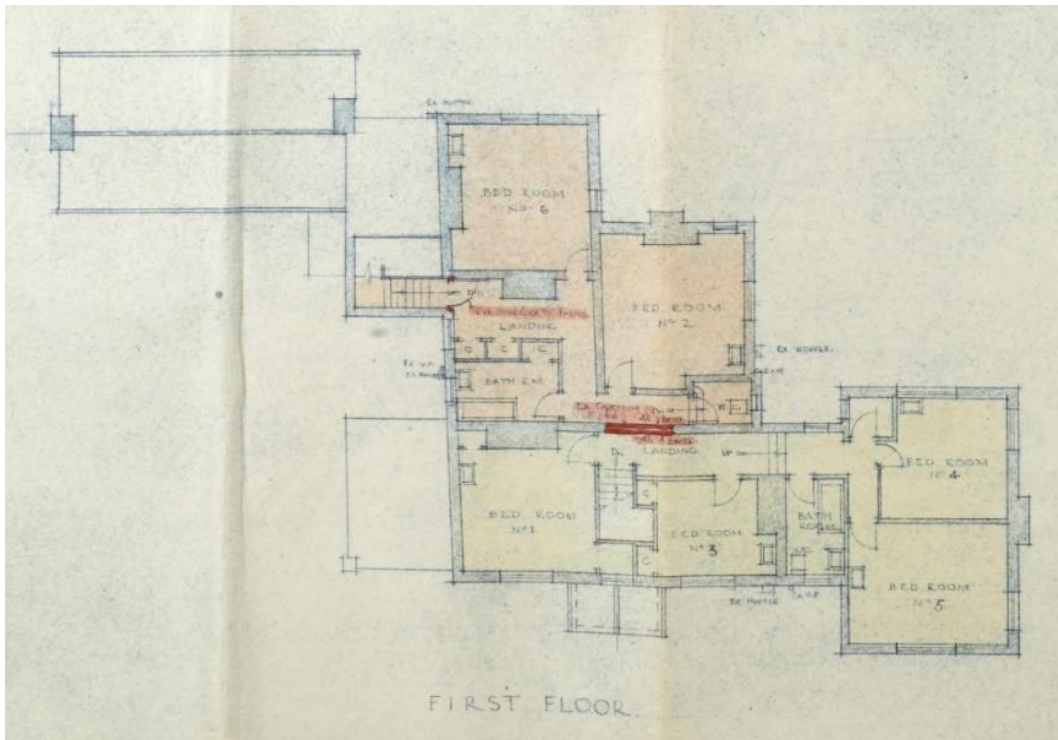


Fig. 8: First Floor Plan 1951

2.12 These 1951 plans show that the original 'L' shaped footprint of the building, refer to Appendix A, was split between the Maissonettes Nos. 1 & 2, only.

2.13 In the early 1960's works were carried out to convert the 3No. maisonettes into 2No. maisonettes, as per the drawings below. These works were only for internal alterations. Maisonette No.1 has no shading and mainsonette No. 2 is shaded in red. It is clear that Maisonette Nos 1 and 3 from the 1950s were both enlarged to subsume Maisonette 2. This is similar to the footprint today.

2.14

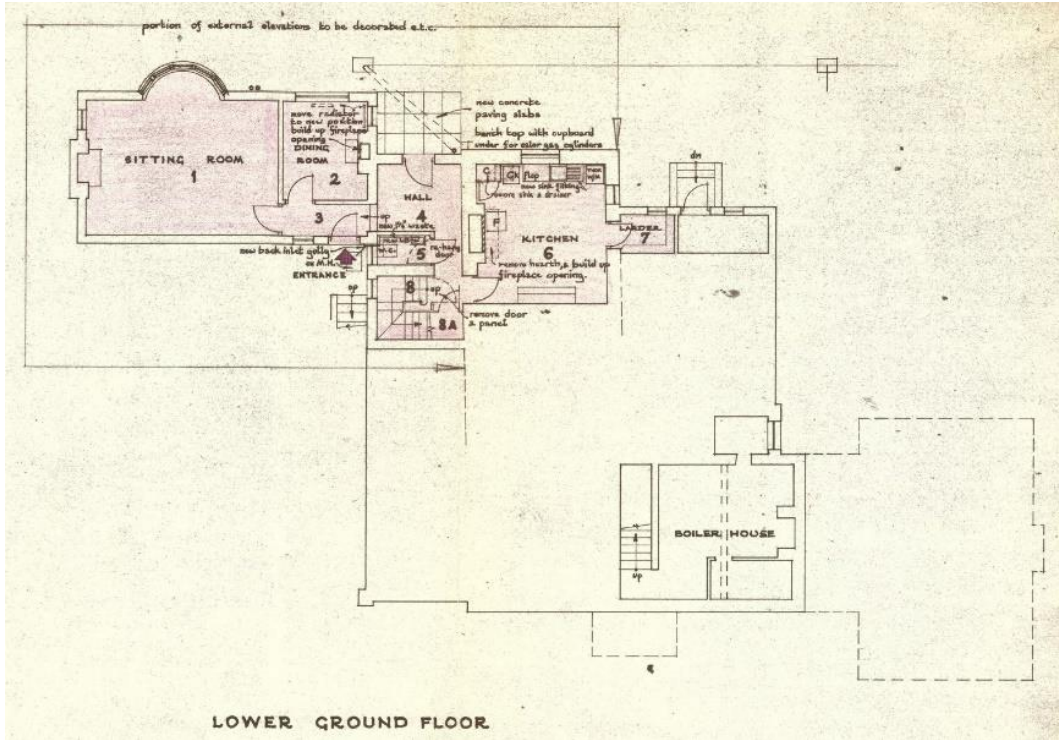


Fig. 9: Lower Ground Floor Plan 1962

2.15

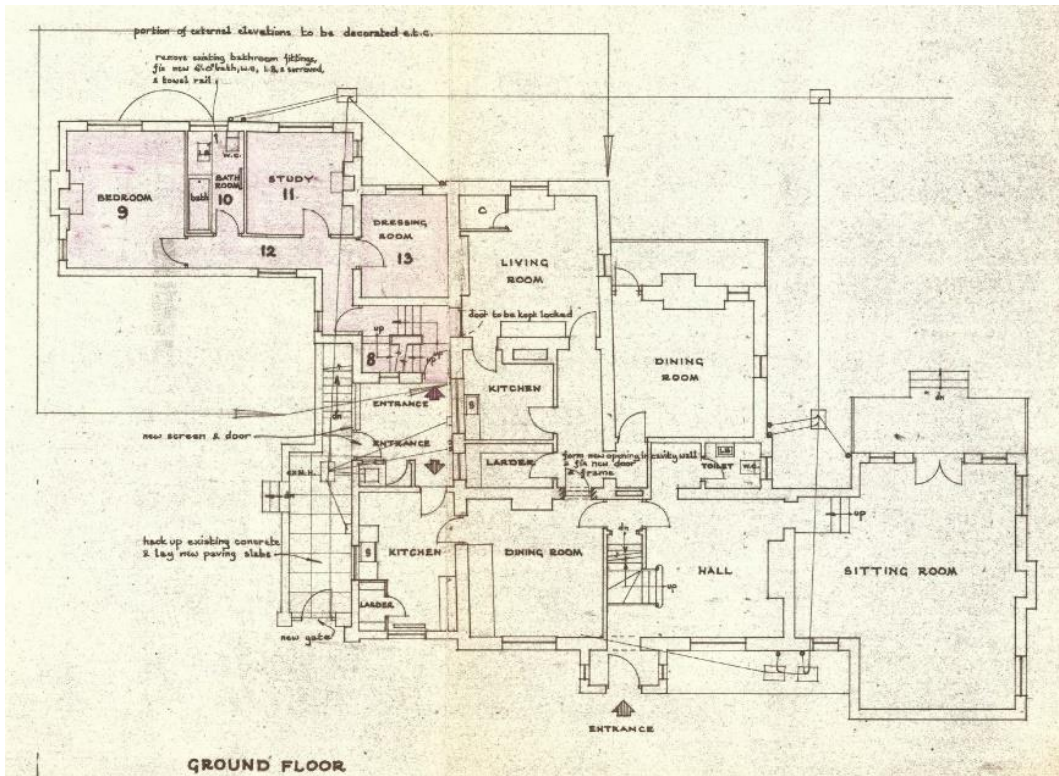


Fig. 10: Ground Floor Plan 1962

2.16

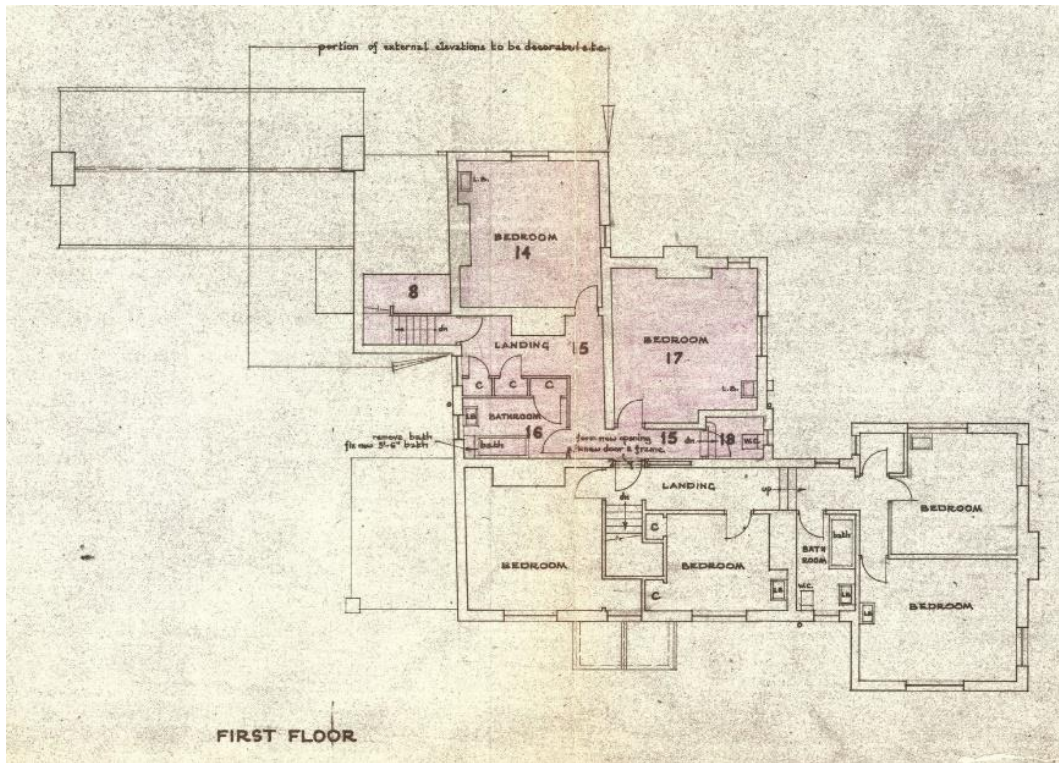


Fig. 11: First Floor Plan 1962

2.17 Following the works in the 1960s further alterations were carried out so that the Kitchen and Living Room of maisonette No.1 were converted into a boiler room and integrated into the demise of maisonette No.2, to service the application property.

2.18 The property was listed in 1984.

3.0 EVIDENTIAL VALUE

3.01 There is low evidential value that 2 The Grange was part of a property with its original use as fishing club. The evidential value has been removed by development; the application property has been separated from 1 The Grange and prior to this separated into maisonettes and residences for Jonh Lewis Partnership. There have also been extensions that were not part of the property when it was used as a fishing club. The current subdivisions of the planform have not been sensitively done; there are now flying freeholds on two levels that do not relate to structures below or to the phasing of various developments. The original footprint of The



Grange is divided and not apparent. The subsequent extensions are defined externally, however, they do not indicate the divisions of the property internally. There is low evidential value that can be derived from 2 The Grange to past use, as either a fishing lodge or accommodation for John Lewis Partnership employees. However, there is written evidence outlined within historic value which gives significance.

4.0 AESTHETIC VALUE

4.01 The aesthetic value varies for 2 The Grange. The highest value is associated with the original external elevations which date from 1800s; forming the original two storey 'L' shaped house, these have largely been lost due to various extensions and division of the original property between 1 and 2 The Grange. The elevation of 1 The Grange along the road still shows the original 3 bay wing albeit with a later addition of the porch, this has significance but does not form a part of the application property. The rear elevation shows an early extension of The Grange; a 'Gothic' style tower and arguably represents the greatest aesthetic significance to 2 The Grange, although no date of construction has been found it is not part of the original layout. The significance to No. 2 The Grange is largely associative as it expresses the history of The Grange as a single dwelling.

External:

The external to the property is reclaimed brickwork, historically colourwashed and with a plain tiled roof. The fenestration is mixed, made up of Gothic style 1,2 and 3-light casements, a semi-circular bay window and 2-panel sash windows; all timber painted white. The front door is located in the west elevation and accessed down a flight of stairs and set away from Longstock Road. There is also a door on the ground floor level leading directly onto a staircase.

The elevations for 2 The Grange are predominantly of historic extensions and not of the original building. The most visible is the interwar extension to the north of the site, with west, north and east elevations visible. The interwar extension was built to match the existing; it is

sympathetic to the original designs utilising brickwork and ‘gothic’ style timber windows were used to match.



Fig 12: 2 The Grange East Elevation

Adjacent to this on the east elevation is a three storey ‘Gothic’ style tower facing over the garden. This ‘Gothic’ tower is mostly visible on the east elevation and has the greatest significance externally because it appears to have been the first addition to the original ‘L’ shaped planform, although the exact date of construction is yet to be established. It should be noted that the Gothic style windows over the three floors are not consistent and a large portion of the original brickwork has been replaced. The Gothic tower can also be visible on the south elevation where two Victorian style sash windows and concrete sills have been added at a later date (ref. Fig.14). The north of the ‘Gothic’ tower is no longer visible as the interwar extension covers it.

To the South of the site at second floor level the demise of 2 The Grange extends across the garden boundary line to No1 The Grange; this is a later extension. This is where No2 The Grange has a southern elevation, shared with 1 The Grange (ref. Fig.13) The elevation here is

of a poor quality, with uncharacteristic grey render, signifying historic damage to earlier brickwork. The soil vent pipes overlapping and passing across the elevation, which is unsightly.



Fig 13: 1&2 The Grange South Elevation



Fig 14: 2 The Grange South Elevation

There is a section of 2 The Grange on the north elevation where parts of the original property are visible. However, little value remains because alterations have been made to accommodate a plant room, the original window has been replaced with a louvered door and the later addition of a staircase extension. Adjacent, No. 1 The Grange has a secondary entrance extension blocking the elevation, furthermore the original door opening has been unsympathetically filled in with the insertion of a boiler flue; there is little significance to this elevation at ground floor level.



Fig 15: 2 The Grange North Elevation



Fig 16: 1&2 The Grange North Elevation

The significance of the external elevations to 2 The Grange are that they help tell the story of the development to The Grange. However, the elevations do not give an indication of the past uses of the building and do not give any indication of the original aesthetic.

Internal:

The significance of the internal aesthetics is low. Due to previous divisions of the property the existing planform does not work well and is not suited to 21st century family living.

The ground floor is not internally linked to the rest of the property and can only be accessed via a non-original external plant room door; it is used to house the boiler and plant serving the house and in its current state is unusable as living space (Fig.17-22 below). In forming the plant room historic fabric (timber floor joists) has been lost and replaced with a concrete slab and steel beams. The original fireplace has been filled in and there are exposed pipework runs.



Fig 17: Store Room 1.08

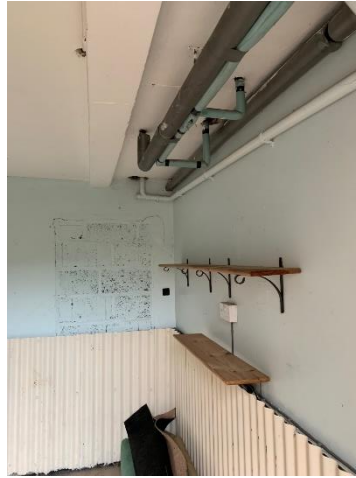


Fig 18: Store Room 1.08



Fig 19: Store Room 1.07



Fig 20: Boiler Room 1.07



Fig 21: Boiler Room 1.07



Fig 22: Boiler Room 1.07

The lower ground floor is split between the interwar extension and the earlier Gothic extension. The latter has been developed within the 20th century to house a kitchen, this has not been sensitively done; with spotlights installed, six air vents through external fabric, kitchen units that partially cover the window, non-original floor tiles of a poor quality, exposed pipework and the fireplace removed. (Reference Fig. 23-25)



Fig 23: Ground Floor, Drawing Room



Fig 24: Lower Ground Floor, Study



Fig 25: Lower Ground Floor, Kitchen

The first floor is contained within the interwar extension and there is little aesthetic significance, there are few mouldings, non-original soft wood flooring, non-original skirtings and secondary glazing of a poor quality.



Fig 26: First Floor, Bedroom 3



Fig 27: First Floor, Bedroom 2



Fig 28: First Floor, Bathroom



Fig 29: First Floor, Corridor



Fig 30: First Floor, Bedroom 1



Fig 31: First Floor, Bedroom 1

The second floor includes the gothic tower and partially extends above accommodation to No. 1 The Grange forming a flying freehold.



Fig 32: Upper Ground Floor Staircase



Fig 33: Second Floor Bathroom



Fig 34: Second Floor Bedroom 5 (Flying Freehold)



Fig 35: Second Floor
Bedroom 4 (Gothic tower)



Fig 36: Second Floor
Corridor



Fig 37: Second Floor WC

The internal of the property has been refurbished and remodeled and as a consequence little historical or aesthetical significance remains, as per figures 17-37 above.

5.0 COMMUNAL VALUE

5.01 The communal value of 2 The Grange is historic when it was used a fishing club, The Longstock fishing club, which became the New Longstock Fishing Club and then Craven Club. Following this the property was used for employees of the John Lewis Partnership. In more recent history it has been used as two separate private residence.

5.02 As a private residence its communal significance is low. Even as a fishing club it's communal significance was moderate because the fishing club was private. However, there is associative value by being linked to the earliest fishing club on the river Test.

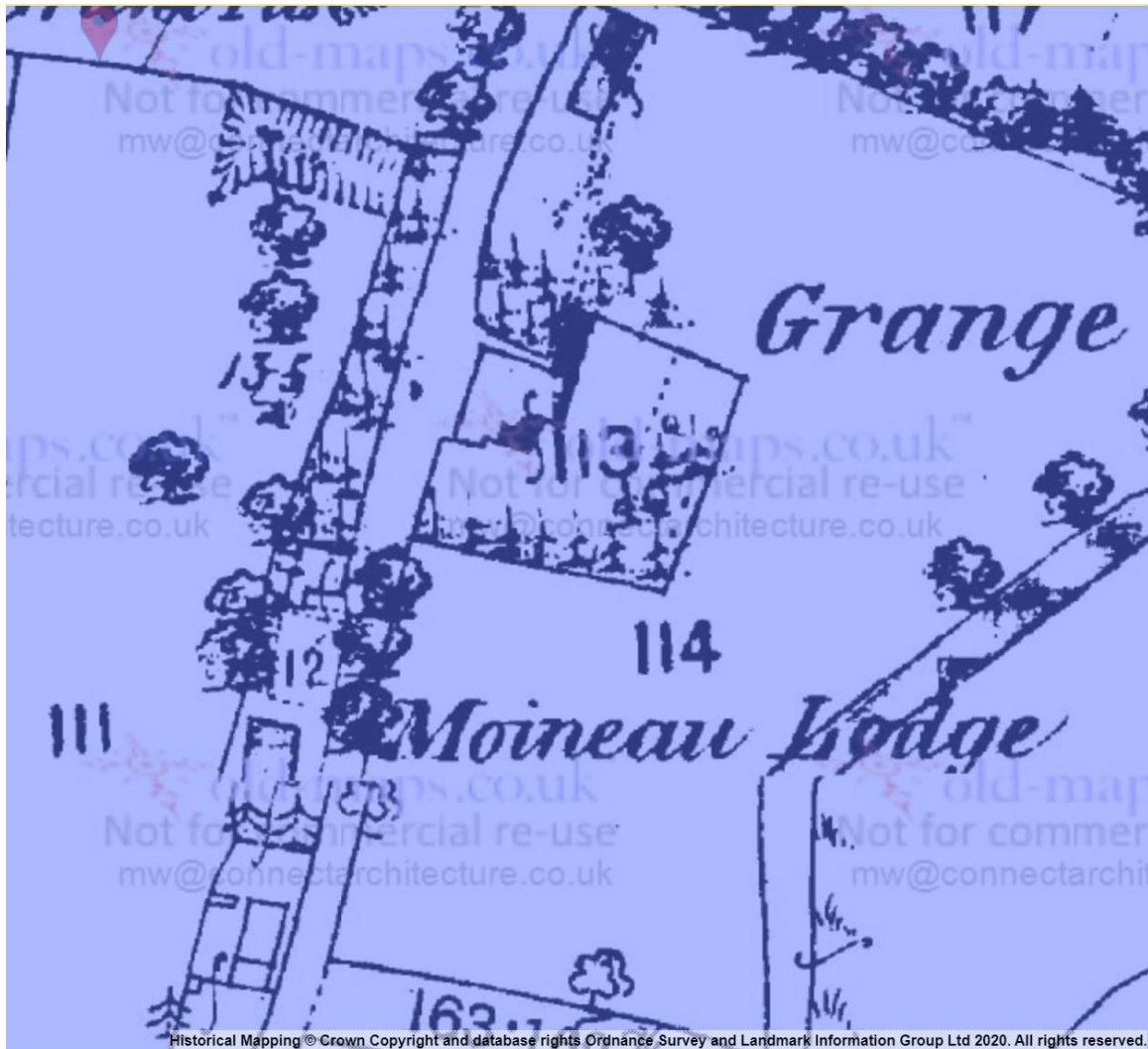


6.0 SUMMARY OF HERITAGE SIGNIFICANCE

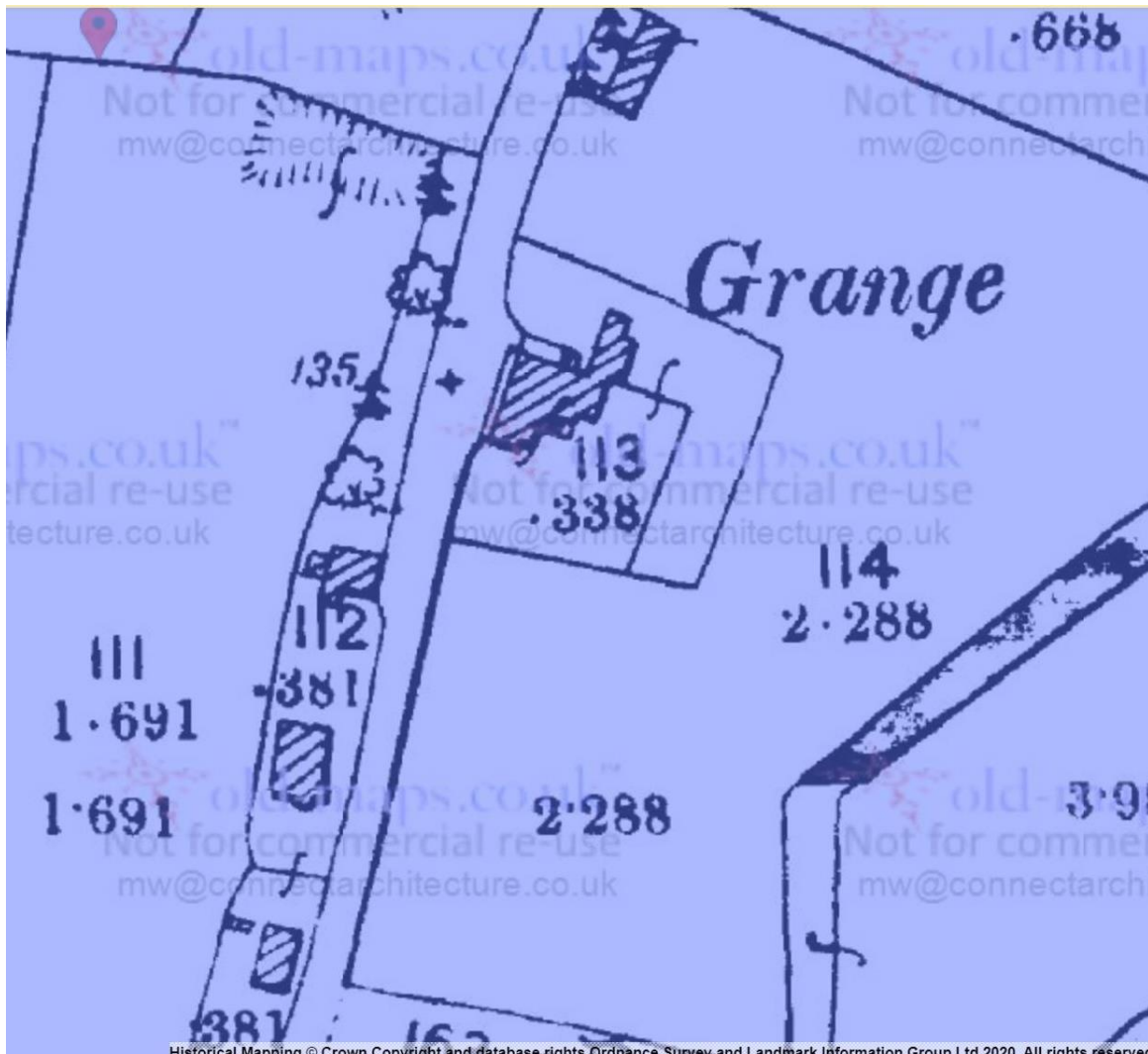
- 6.1** - Low evidential significance as part of Longstock village the oldest fishing club on the River Test; nothing about the current layouts that indicates this.
- High historic value part of the oldest fishing club on the River Test
 - Medium Aesthetic significance to the 'Gothic tower' to the rear elevation
 - Low aesthetic significance to the front elevation
 - Low communal significance
- 6.2** The proposed terracing leading from the existing east elevation entrance to the private parking bays next to The Old Cart Shed, to the North of the site, provides level access for all.
- 6.3** The proposals to the existing dwelling are minor and will reinstate the internal link between the 'gothic tower' and the house on the first floor.
- 6.4** The new extension is sensitive to the character of the listed building. The design of the extension is derived from the form and detailing of the existing house. High quality natural materials are proposed to match the existing. The massing is reduced from the existing with a lowered ridge and eaves line. The location of the extension ensures there is a minimal impact on the principal east and west elevations. The connection between the new extension and existing building is sympathetic with two opening required.
- 6.5** The proposals introduce sustainable design set within the context of the listed building and conservation area would be without detriment to its character and appearance. The proposals will protect the future of the listed building.



Appendix A:

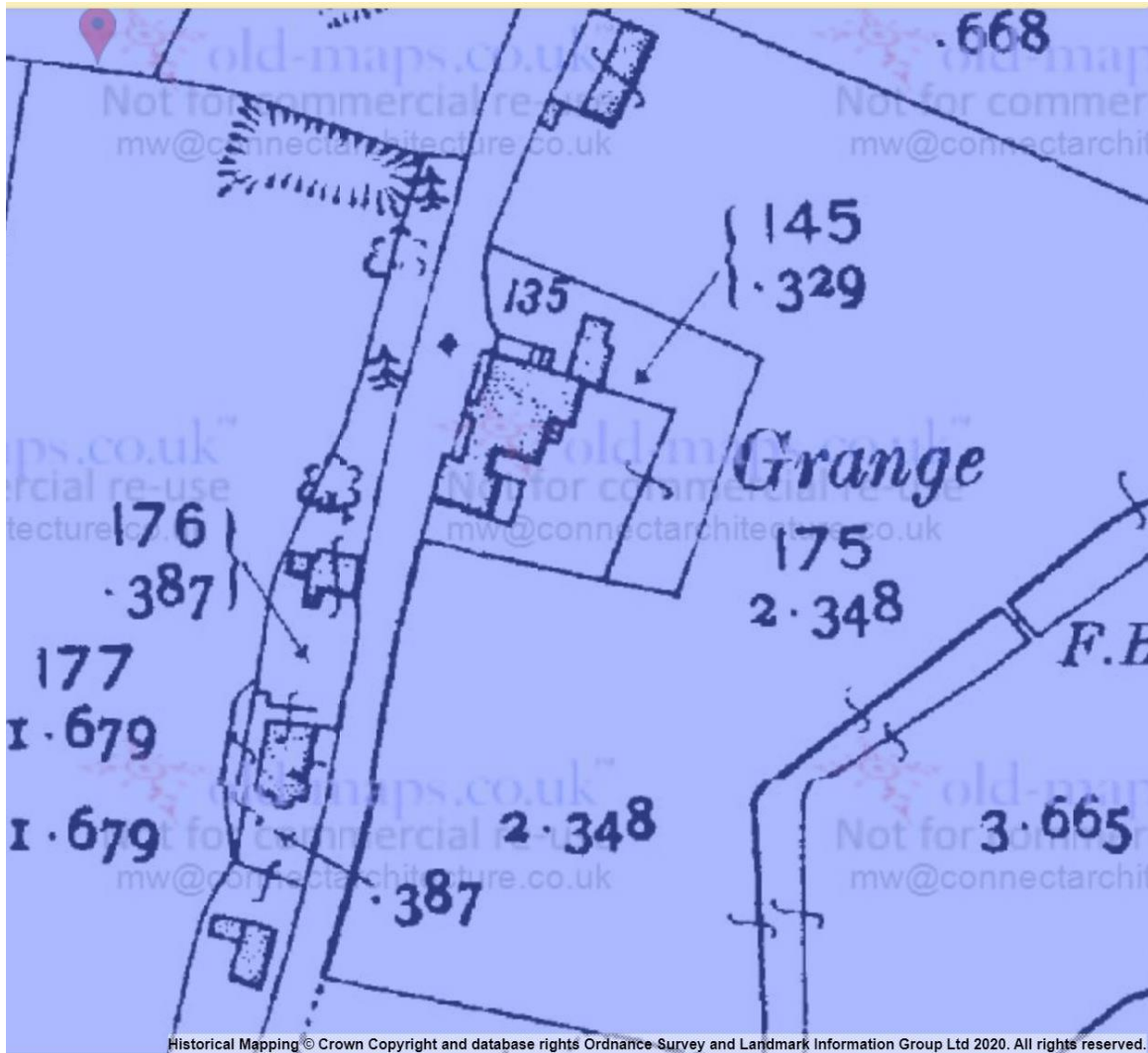


The Grange 1871: 'L' shaped planform



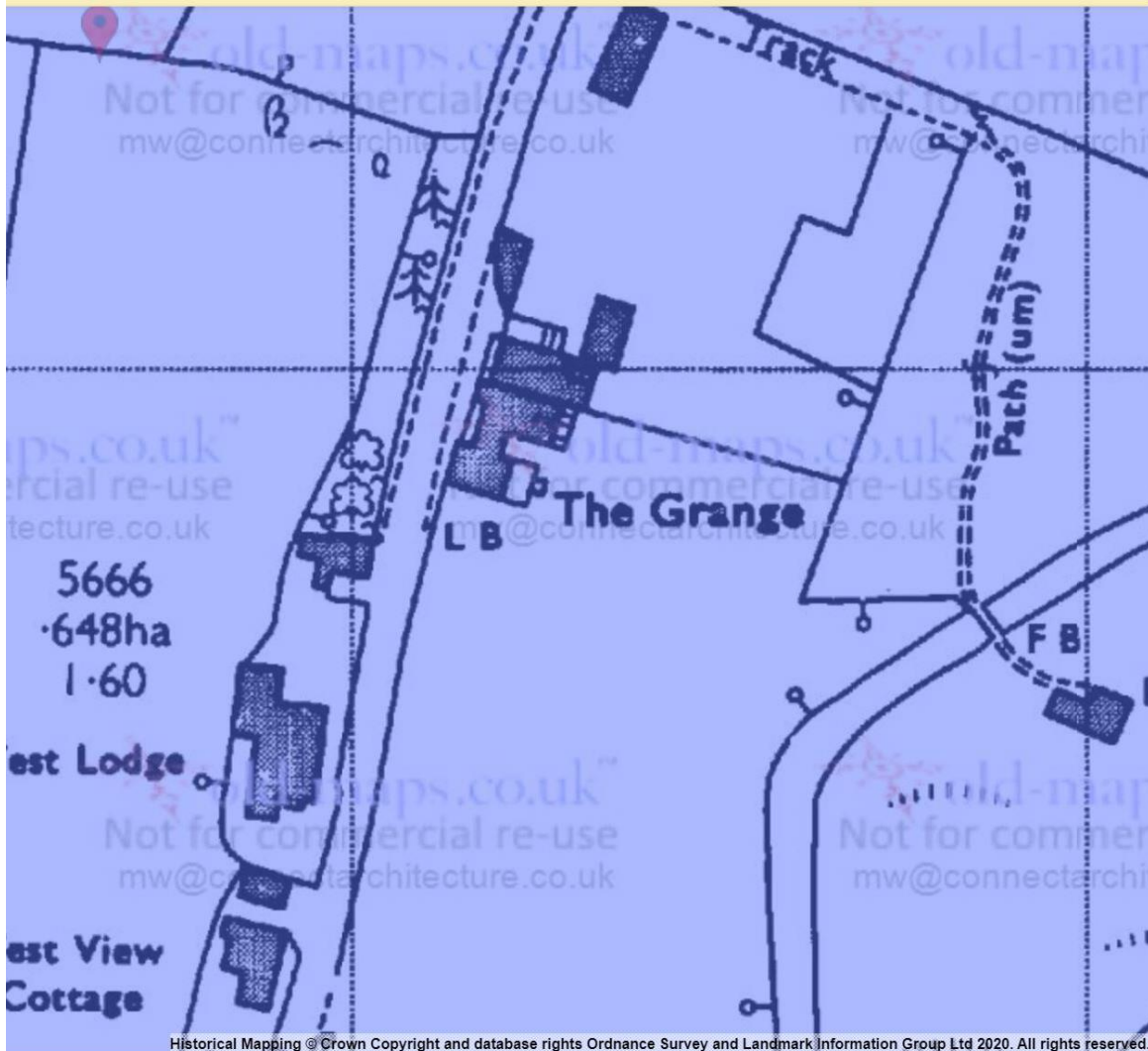
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The Grange 1896: 'L' shaped planform with north extension



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The Grange 1910: Double storey extension added to the south elevation



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The Grange 1974: 'Replacement north extension'