

## **HERITAGE STATEMENT**

**Site:** The Fox and Goose, Greywell, Hampshire, RG29 1BY

**Proposal:** Repairs to barn following vehicle collision.

**Date:** 22<sup>nd</sup> March 2024

### **1 INTRODUCTION**

#### 1.1 Purpose

The purpose of this statement is to assess the impact of the proposals on an existing heritage asset.

#### 1.2 Proposal

The subject building comprises a detached barn located on the site of The Fox and Goose Pub, Greywell, Hampshire. The proposed works comprise like-for-like repairs the following a vehicle collision with the building.

#### 1.3 Listing

The Official List Entry is as follows:-

Heritage Category: Listed Building

Grade: II

List Entry Number: 1117028

Date first listed: 25-Jun-1987

List Entry Name: FOX AND GOOSE PUBLIC HOUSE

Statutory Address 1: FOX AND GOOSE PUBLIC HOUSE, GREYWELL STREET

#### Location

Statutory Address: FOX AND GOOSE PUBLIC HOUSE, GREYWELL STREET

The building or site itself may lie within the boundary of more than one authority.

County: Hampshire

District: Hart (District Authority)

Parish: Greywell

National Grid: SU 71831 51368  
Reference

## Details

SU 7151 GREYWELL GREYWELL STREET

15/4 Fox and Goose Public House -

GV II

C18, C19. 2 storeys, 3 windows. Red tile roof, ½-hipped at south end, brick dentil eaves. Red brick walling in Flemish bond, plinths, large 2-storeyed angular bay at north side with cambered openings and gable. Casements. Mid C19 open gabled porch with the roof and timber-frame on brick wall. Single- storeyed range to rear, with second porch of same design.

Listing NGR: SP7458759777

## **2.0 STATEMENT OF SIGNIFICANCE**

### 2.1 Architectural

The site is one of architectural interest rather than archaeological or historic. The pub itself comprises a traditional country pub built in local materials, representing the typical rural style of the period. The barn, whilst not specifically mentioned in the listing, is clearly an original feature of the site and as such, also of typical appearance and construction.

### 2.2 Construction

The barn is of traditional construction, built on sloping ground abutting the main road, with an overall ground level difference of around 1.3m. The walls are built with a chamfered shape to the south-west corner.

The solid brickwork bund wall to the base is rendered to the west and south elevations and faced to the east elevation. The wall is built to 500mm high to the west (car park) side and 1.8m to the east (road) side, with the tarmac surfaced sloping car park access to the south side. The remainder of the walls are of timber framed construction with oak sole and head plates and softwood studs, lined externally with softwood feather-edged cladding. There is no lining internally.

The roof is pitched and hipped, carcassed in softwood rafters, with softwood purlins, strutted onto intermediate beams at plate level. The roof is covered with natural slates on softwood battens, with no felt, with clay hip and ridge tiles bedded in mortar. The chamfered hip appears to have been rebuilt in the past, the rafter and battens here being newer than the rest of the roof. Rainwater fittings comprise black PVC guttering.

The floor is generally of a solid ground bearing concrete slab, with some areas of stone cobbling.

External doors are softwood framed, ledged and braced and there is a single softwood framed single glazed window.

### **3.0 STRUCTURAL CONDITION**

#### **3.1 Generally**

The barn is generally in a dated but serviceable condition. There is evidence of spalling and missing pointing to the brickwork externally, misalignment to some of the external cladding and undulation to the roof plane. The building is currently used as general storage, suggesting it is functional, despite the above defects which are typical of a building of this type and age.

#### **3.2 Collision Damage**

Vehicular access to the car park to the side / rear of the site passes between the main pub building and barn. During the summer of 2023 a camper van collided with the south-west corner of the barn, causing localised damage as follows:-

- Partial collapse of a south-west corner section of bund wall brickwork and render.
- Missing patch of the render to the south elevation.
- Missing section of timber cladding to the west elevation beneath and adjacent to the window and to the south-west corner.
- Loose cladding board to the remaining sections of wall of the south-west corner.
- Missing guttering to the south-west corner.
- Loose slate and hip tiles to the south-west hip.

### **4.0 REPAIR SCHEDULE**

#### **4.1 Materials**

The intention of the proposals is to undertake a like-for-like repair of the isolated elements of construction which have been damaged by the vehicle collision. Those elements which are intact shall be re-used, made up with matching materials where required.

#### **4.2 Schedule**

1. Reconstruction of the damaged section brickwork to the bund wall, using the existing bricks, toothed into existing.
2. Patch rendering to the new brickwork and where render lost from the remaining existing brickwork to match existing. The existing render is not lime and appears to have been rendered with a cement based render at some point in the past.
3. Replacement of the damaged corner stud. The sole plate and head plates to be retained appear to be oak but the existing studs and rafters appear to be of softwood. I would propose a like-for-like softwood replacement here with a 100x75mm section to match existing.

4. Re-fixing of the existing feather-edged cladding, with damaged sections made up where necessary using new softwood (as existing) matching existing profile.
5. Re-fixing loose slates and replacing damaged slates with matching natural slate.
6. Re-bedding the existing hip tiles. This will be done using lime mortar if existing. although the photos show what looks lime and cement mortar.
7. Replace the guttering with PVC to match existing.

## **5.0 IMPACT ASSESSMENT AND MITIGATION**

### **5.1 The Proposals**

The works intend to replace isolated elements of construction with either the original materials or like-for-like replacement materials, leaving the remainder of the building as currently exists. The works proposed will have little or no impact on any original building fabric and therefore no impact on the architectural significance of the heritage asset as a whole.

## **6.0 JUSTIFICATION**

### **6.1 Conclusion**

The works are required to affect an essential repair of this building, which will otherwise deteriorate if not carried out. As described above the repairs will be undertaken as sympathetically as possible to ensure minimal loss of original fabric and avoid any impact on the asset.