

# FIELDERS, LONGWATER LANE, EVERSLEY, HAMPSHIRE

## HERITAGE STATEMENT



JPHERITAGE

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**CLIENT:** Robert Price and Alice Goudie

**PREPARED BY:** Jamie Preston, Heritage Consultant  
JPHERITAGE  
Worting House  
Church Lane  
Basingstoke  
Hampshire  
  
Mob: 07974 671840  
Email: jamie.jpheritage@gmail.com

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**CONTENTS**

<b>1</b>	<b>INTRODUCTION</b>	
<b>1.1</b>	<b>Project background</b>	<b>4</b>
<b>2</b>	<b>POLICY CONTEXT</b>	
<b>2.1</b>	<b>NPPF</b>	<b>9</b>
<b>2.2</b>	<b>Hart District Local Plan (Strategy and Sites) 2016-2032</b>	<b>10</b>
<b>3</b>	<b>UNDERSTANDING THE HERITAGE</b>	
<b>3.1</b>	<b>Understanding the history of the heritage asset</b>	<b>11</b>
<b>3.2</b>	<b>Understanding the form of the heritage asset</b>	<b>12</b>
<b>3.3</b>	<b>Assessment of the significance of the heritage asset</b>	<b>18</b>
<b>4.0</b>	<b>ASSESSMENT OF IMPACTS OF THE PROPOSED DEVELOPMENT</b>	<b>19</b>
<b>5.0</b>	<b>CONCLUSIONS</b>	<b>22</b>

## FIELDERS, EVERSLEY - HERITAGE STATEMENT

### 1.0 INTRODUCTION

#### 1.1 Project background

1.1.1 This Heritage Statement has been prepared by JP Heritage Ltd on behalf of Robert Price and Alice Goudie to inform a revised scheme for a proposed extension and associated alterations at Fielders, Eversley. Fielders is a Grade II listed building located within the Eversley Cross Conservation Area.

1.1.2 This document provides a description of the historic development and significance of the Grade II listed building, its contribution to the character and appearance of the Eversley Cross Conservation Area and an assessment of impact of the proposed scheme. This has been undertaken to meet the requirements of the LPA in accordance with paragraph 200 of the National Planning Policy Framework (NPPF, revised December 2023).

#### 1.2 Nature of the proposals

1.2.1 The proposal is for a rear extension and associated alterations.

#### 1.3 Heritage designations



Figure 1: Front elevation of Kingsley Cottages (Fielders to the left of the photo)

1.3.1 Kingsley Cottages (1, 2, 3 and 4 Longwater Lane) was added to the statutory *List of Buildings of Architectural or Historic Interest* at Grade II on 26<sup>th</sup> June 1987. The list description reads as follows:

*Martineau Cottages. Dated 1896. 2 storeys, symmetrical facade of 1:2:1 windows. Red tile roof, full gables at each end on jettied 1st floor, 2 smaller gables above inner windows. Massive brick chimney stacks with rectangular base, the upper part having plaster strips and ornamental tops. Upper walling in ½-timbered, the brick infilling being herringbone in the centre and fretted under the gables: ground-floor in red brickwork (Flemish bond), rubbed flat arches, tile cills, plinth. Wooden casements. Central plain door under tiled canopy, other entrances at sides in the form of gabled porches, with timber-framing on brick walls. Separate utility blocks at rear. At the east end a commemorative wall tablet in stone carries a bust of Charles Kingsley.*

1.3.2 Kingsley Cottages are located within the Eversley Cross Conservation Area. The Eversley Cross Conservation Area Proposal Statement (2002) provides some background to Charles Kingsley and Kingsley Cottages, a 'Martineau Cottage'.

1.3.3 With regards to Charles Kingsley, the statement sets out the following:

*In 1842, Charles Kingsley came to Eversley as a curate, staying at Dial House on Cross Green. He stayed for nearly 18 months, during which time he made quite an impression on the village. When the living became vacant in 1844, Sir John Cope invited him back as Rector in response to a petition from parishioners. He transformed Eversley both spiritually and educationally. He paid for the training of the teacher who took charge of the school which he designed himself. The school opened in 1853 and eventually educated all the village children. Before this time Kingsley taught at the Rectory and took in pupils to augment his income. He gave cottage lectures on winter evenings in homes of parishioners and is also reputed to have taken to drilling ventilation holes in the shutters of cottages and hovels he visited, to improve air circulation and prevent sickness. Whilst he remained Rector until his death in 1875, he also became Canon of Middleham in Yorkshire, Professor of Modern History at Cambridge, Canon of Chester, Canon of St Peter's, Westminster and Chaplain to Queen Victoria. However, he is perhaps best remembered as an author of books, including 'The Water Babies'. Charles Kingsley School remains the local junior school prominently located between Eversley Cross and Eversley Street.*

1.3.4 With regards to the origins of Kingsley Cottages, the statement sets out the following:

*Following in Charles Kingsley's reforming footsteps, John Martineau, a pupil of his, created a number of model workmen's cottages, to replace some of the deplorable unhygienic housing which existed. There are several groups of 'Martineau Cottages' within the Eversley conservation areas off Longwater Road near the Cricket Green, at Up Green and in Warbrook Lane. The buildings, erected around 1890 to 1905, are mostly grade II listed and many of the later ones are described as being of 'Tudor Romantic' design with their extravagant detailing, heavy dark stained oak half timbering and carved oak barge boards. Each has Christian or work ethic mottoes over its doors or windows carved by the local Eversley lads attending a woodwork class and involved in the building.*

1.3.5 The statement describes Kingsley Cottages, as follows:

*On the northern corner of Longwater Lane with Longwater Road is a group of three Martineau Cottages, called Kingsley Cottages. Built in 1896, they stand tall and striking in a hard red brick with Tudor style timbering to the many gabled elevations. The brick nogging infill panels to the dark timbering are carried out in a whole variety of angled patterns adding to the quirky nature of these artisans' dwelling built in memory of the beloved Reverend Charles Kingsley. The chimneys too are a feature with vertical brick patterns standing out and corbelling to the tops.*

#### **1.4 References in the Hampshire Historic Environment Record**

1.4.1 The Hampshire Historic Environment Record does not include any information in addition to the listing description.

## 1.5 Planning history

1.5.1 The relevant planning history relating to the house is as follows:

**23/01692/HOU and 23/01693/LBC** – Erection of a single storey rear extension following demolition of existing extension (Refused).

**22/02124/LBC** – Electrical and plumbing work, removal of existing 1980s gas fireplace and restoration of original fireplace in lounge, lounge flooring method statement, moving the loft hatch (Approved).

**22/01598/PREAPP** – Single storey rear extension.

1.5.2 The pre-application scheme (ref. 22/01598/PREAPP) was for the demolition of a single storey flat roof extension and its replacement with a larger single storey extension with a crown roof and brick elevations with a reused window on the side elevation and full height glazing on the rear elevation. Access from the host building to the proposed extension included the removal of a section of wall that contains an original door and casement window.

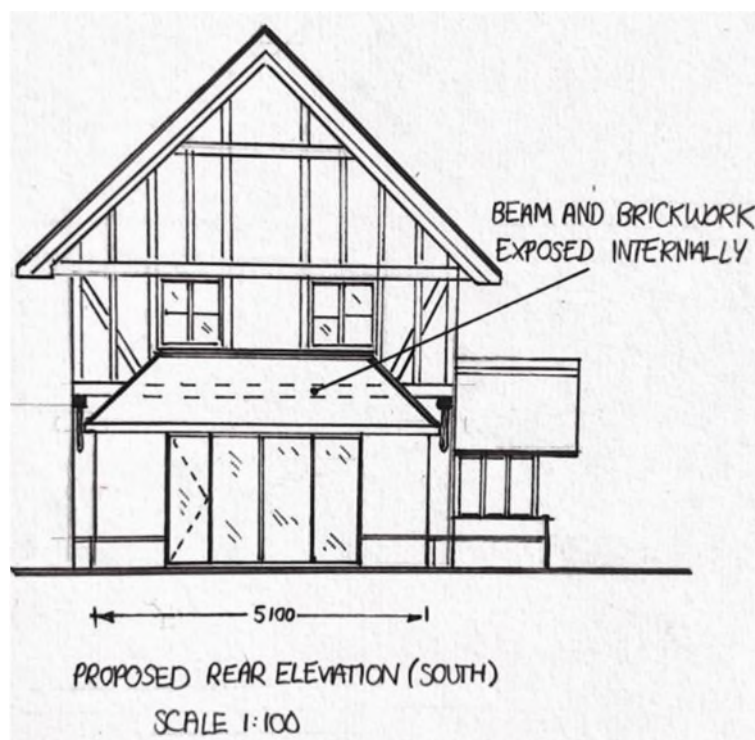


Figure 2: Proposed rear elevation of the 2022 pre-application extension

1.5.3 The Conservation Officer's comments noted that *No. 1 (Fielders) remains the most faithful to the original design and planned layout, in that it lacks any notable further extension, although at present there is a small flat roof extension to the rear.* The Conservation Officer continued by stating that *whilst there is no in principle objection to the removal and replacement of the extension this would be provided its replacement is of suitable scale and design.* With regards to design, it was stated that a replacement extension *should be modest in scale and designed in a manner that would complement and not detract from the host.*

1.5.4 Specific comments on the design of the pre-application scheme are as follows:

*The proportions and layout of the proposed replacement extension would create an addition that would be overly large in terms of its proportions and would unduly impose itself on the more restrained scale and simple, yet charismatic, architectural style of the existing building.*

*The proposed layout of the extension and the resultant plan form would create an addition that would stretch across the entire width of the rear of the building. In doing so the design would impinge upon and obscure important and prominent existing features, e.g., the expressed external brickwork and timbered jetty feature, which are highly attractive original design features.*

*The proposed flat roof structure with the glazed insert would be at odds with the vernacular spirit of the existing building. The flat roof element, whilst keeping the height of the extension to a minimal level, would appear awkward and detracting, when viewed from both the side and rear. The extension design would appear alien and discordant in this context and more so if the lantern proposal would be incorporated. The replacement would be more imposing than the existing flat roofed structure and the increase in footprint, in combination with the height would obscure the ground floor and partial first floor rear elements of the existing building.*

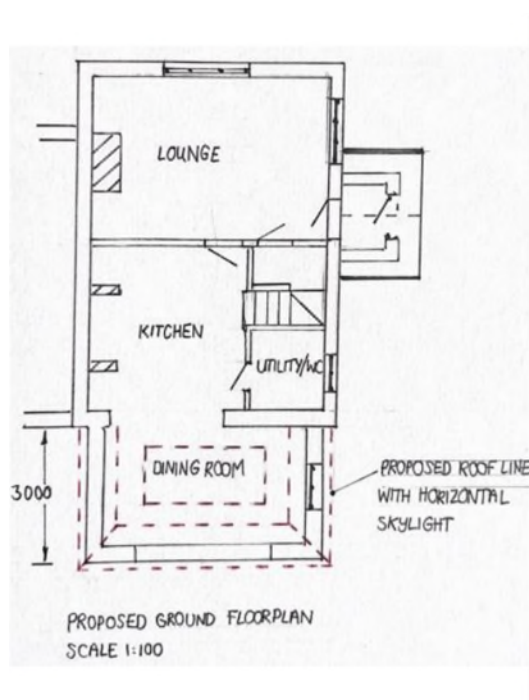


Figure 3: Plan showing the proposed pre-application extension with removed section of dining room wall – **2022 pre-app submission**

- 1.5.5 With regards to impact on historic fabric, the Conservation Officer made the following comments:

*The design proposed would also require the removal and alteration of original historic fabric to accomplish the scheme. Whilst some of the elements such as the door and window are proposed for reuse and relocation on site, they would not be site within their original locations and on this basis the degree of originality or level of intactness exhibited by this building would be diminished. This is more important given the relative degree of survival of No. 1.*

- 1.5.6 The Conservation Officer’s comments concluded that the pre-application scheme would cause a level of heritage harm that would reside in the ‘less than substantial’ level of harm according

to the NPPF. It was also advised that this level of harm could be avoided by a less ambitious replacement extension scheme. With regards to the level of harm, the Conservation Officer stated that *on this basis, clear and convincing justification for why the harm identified would be reasonably necessary in that it would deliver a level of public benefit that would outweigh the level of harm identified above has not been provided at this stage.*

- 1.5.7 Subsequent applications for a replacement rear extension (refs. 23/01692/HOU and 23/01693/LBC) were refused. The heritage reason for refusal (RfR 1) is as follows:

*The proposed development, by virtue of its design and relationship to the host building, would result in harm to the significance of the listed building. The harm identified would be within the less than substantial category to the asset as set out in the National Planning Policy Framework (2023). It has not been demonstrated that public benefits exist which would outweigh the harm. The proposals would therefore be in conflict with the requirements of Policy NBE8 of the Hart Local Plan (Strategy & Sites) 2032 and Section 16 of the National Planning Policy Framework (2023).*

- 1.5.8 The Conservation Officer’s report provides background to the decision to refuse the applications. In support of the proposals the Conservation Officer recognised that the existing extension is of modern construction and also not of traditional form. It was also noted that the width of the proposed extension had been reduced following the pre-application advice and that this would increase the visual subservience of the extension in the context of the listed building.

- 1.5.9 The Conservation Officer raised concerns relating to the flat roof hidden behind a parapet wall and considered that this approach does not reflect the existing character of the listed building. It was noted that a glazed link formed part of the design to reduce the encroachment of the proposed extension on the jetty. However, concerns were raised with regards to the importance of the jetty and how the proposed extension would conceal this component of the existing elevation. Concerns were also raised with regards to the junction between the extension and the host building and the potential for damage to the historic fabric.

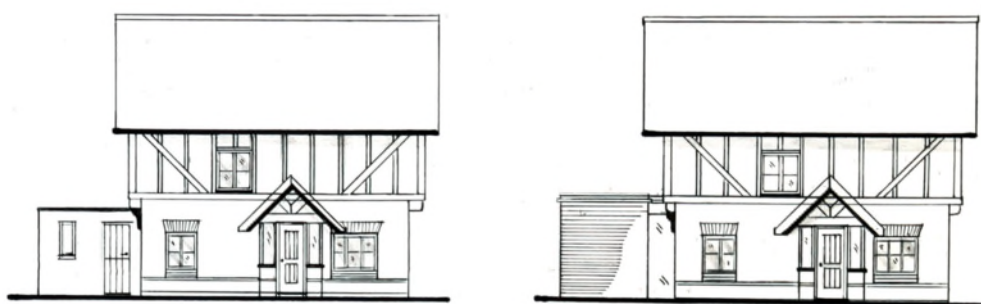


Figure 4: Existing and proposed elevations (south-west) - 2023 scheme



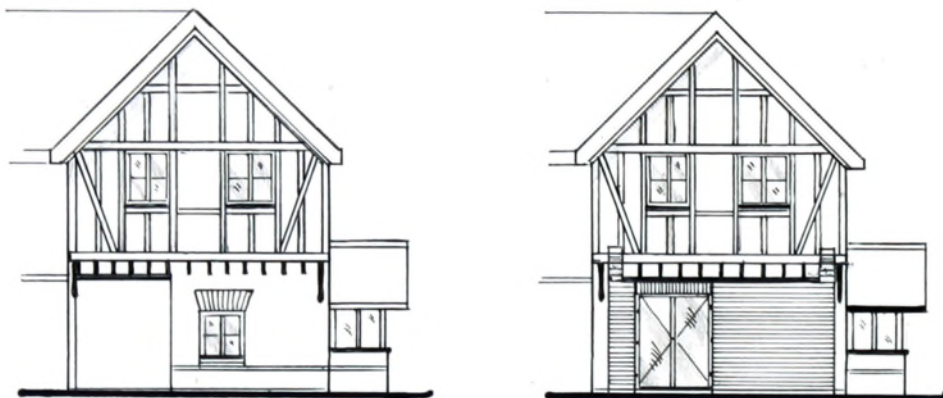


Figure 5: Existing and proposed elevations (north-west) – 2023 scheme

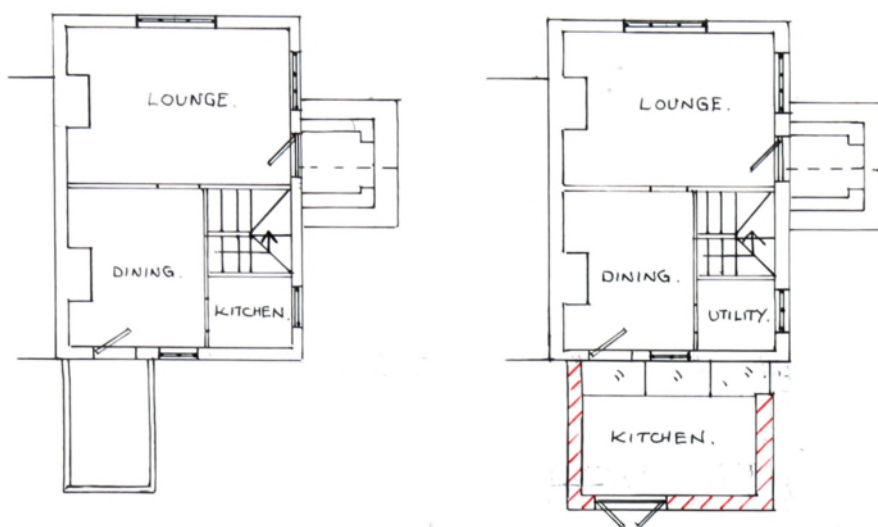


Figure 6: Existing and proposed floor plans – 2023 scheme

## 2.0 POLICY CONTEXT

### 2.1 NPPF (Revised December 2023)

2.1.1 The National Planning Policy Framework (NPPF) sets out national planning policy relating to the conservation of the historic environment. It advises that in determining planning applications ‘*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made to their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance* (paragraph 200).

2.1.2 Annex 2 of the NPPF defines a Heritage Asset as being ‘*a building, monument, site, place area or landscape identified as having a degree of significance meriting consideration in planning decisions.*’ Heritage assets are the valued components of the historic environment. They include designated heritage assets and non-designated heritage assets.

2.1.3 In determining planning applications, the NPPF advises that local planning authorities should take account of (paragraph 203):

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

2.1.4 Specific guidance on the treatment of designated heritage assets (listed buildings) emphasises the need to understand the significance of a heritage asset in order to determine impacts on the historic environment (paragraph 205). It advises that *‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

2.1.5 Paragraph 206 continues by stating that *‘any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification’.*

2.1.6 Paragraph 207 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met.

2.1.7 Where less than substantial harm is identified paragraph 208 requires this harm to be weighed against the public benefits of the proposed development and, where appropriate, securing its optimum viable use.

## **2.2 Hart District Local Plan (Strategy and Sites) 2016-2032**

2.2.1 The policy that relates to the historic environment is set out in Policy NBE8 of the Hart Local Plan (2032). It states that:

*Development proposals should conserve or enhance heritage assets and their settings, taking account of their significance.*

*Proposals that would affect a designated or non-designated heritage asset must be supported by a heritage statement (proportionate to the importance of the heritage asset and the potential impact of the proposal) that demonstrates a thorough understanding of the significance of the heritage asset and its setting, identifies the nature and level of potential impacts on the significance of the heritage asset, and sets out how the findings of the assessment has informed the proposal in order to avoid harm in the first instance, or minimise or mitigate harm to the significance of the asset.*

*Proposals which would lead to the loss of, or harm to, the significance of a heritage asset and/or its setting, will not be permitted unless they meet the relevant tests and assessment factors specified in the National Planning Policy Framework.*

**3.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE**

**3.1 Understanding the history of the heritage asset**

3.2.1 The 2<sup>nd</sup> edition of the Ordnance Survey map (1887) shows the field which Kingsley Cottages were built in the following decade.



Figure 7: Extract from the 2<sup>nd</sup> edition of the Ordnance Survey map (1887)

3.2.2 The 3<sup>rd</sup> edition of the Ordnance Survey map (1911) shows Kingsley Cottages in the south-east corner of the field shown on the 1887 map. The footprint is rectangular and sub-divided into three cottages. There are small projections on the south-west and north-east sides which represent porches. There is an L-plan projection shown to the rear of the central cottage. Two outbuildings are shown positioned in the rear garden.



Figure 8: Extract from the 3<sup>rd</sup> edition of the Ordnance Survey map (1911)

3.2.3 The 1932 edition of the Ordnance Survey map doesn't show any apparent changes to the layout of Kingsley Cottages. The absence of porches probably represents a drafting error. The projecting element to the rear of the central cottage is also shown with a flush rear wall which also appears to be a drafting error.



Figure 9: Extract from the 1932 edition of the Ordnance Survey map

### 3.2 Understanding the form of the heritage asset

3.2.1 Kingsley Cottages, of which Fielders forms a part, is located along Longwater Lane which is an access track with a concrete surface. Kingsley Cottages are aligned at an angle to the lane. The front boundary is a mature high hedge punctuated by vehicular access, including to Fielders. There are trees at the junction with Longwater Road that filter views towards the eastern part of Kingsley Cottages. Generally, the high hedge partially screens views of Kingsley Cottages from Longwater Lane and the vehicular access affords glimpsed views.



Figure 10: View looking east along Longwater Lane



Figure 11: View looking west along Longwater Lane (Kingsley Cottages to the right of the photo)



Figure 12: Glimpsed view from the vehicular access to Fielders from Longwater Lane

- 3.2.2 Kingsley Cottages is a Tudor style building with a central element and cross wings which is reminiscent of a hall house. The ground floor is brick (wire cut bricks) in Flemish bond and the first floor timbered with a variety of brick nogging patterns. The front and rear elevations are jettied with bressumers which include inscriptions. The gabled cross wings and dormers include decorative bargeboards. The double pitched roof includes two large brick stacks with corbelled tops. There are hedged boundaries in the front garden and brick walls separating the yards to the rear. The rear gardens include two outbuildings that form part of the listing. There is a hedge on the south-west side of the yard to the rear of Fielders. This heavily screens views from Longwater Lane towards the rear garden. These are of brick construction in Flemish bond with hipped roofs finished with clay tiles. There are chimney stacks to the rear which suggests that these were probably built as wash houses.



Figure 13: Brick outbuildings to the rear of Kingsley Cottages



Figure 14: Chimney stack to the rear of the outbuilding in the rear garden of Fielders

3.2.3 Fielders is a cross gable element of Kingsley Cottages. The south-east elevation includes ground and first floor casement windows of 4-lights with a central bar. The ground floor window includes a rubbed brick head and a sill comprising chamfered and bullnose specials bricks. An inscription on the bressummer reads '*BETTER IS A DINNER OF HERBS*'.



Figure 15: South-east elevation of Fielders

- 3.2.4 The side elevation (south-west elevation) is the principal elevation of Fielders and includes a front door with original gabled porch. Originally open sided over a brick plinth, the spaces between the timber columns have been infilled with glazing which maintains the open sided feel of the porch. The front door is flanked by a 3-light casement window to the lounge and a 2-light casement to the current kitchen, which may have originally served as a pantry or scullery. These windows are of the same design as the south-east elevation, including moulded specials brick sills and rubbed brick heads. There is an off-centre stair light on the first floor to the left of the porch.



Figure 16: South-west elevation of Fielders

- 3.2.5 The rear elevation is gabled with a decorative bargeboard and finial, a timbered first floor and a brick ground floor. The bressummer of the jetty includes an inscription that reads as follows: *'THE LIPS TENDETH ONLY TO PENURY'*. There are two 2-light casement windows on the first floor which serve a bedroom and a bathroom. There is a roughly central 2-light casement window on the ground floor which provides natural light into the dining room, probably the original kitchen. This includes original glass with one replacement pane. Internally the mullion and frame include stop chamfer details and pegged joints. There is a plank door to the left, which includes trapezoidal battens, which is concealed by a flat roof extension. This is the original rear door to the house.



Figure 17: Rear elevation of Fielders



Figure 18: Ground floor window to the dining room



Figure 19: Internal profile of the dining room window





Figure 20: Rear profile of the dining room door leading to the flat roof extension

- 3.2.6 The flat roof extension on the left hand side of the rear elevation includes facing bricks in stretcher bond and a felt roof. There is a modern stable style door with a small bullion glass panel on the right hand side of the south-west elevation and a modern storm casement style window to the left. There is a patio with modern paving between the rear of the house and the original outbuilding. The brick boundary wall between the extension and the outbuilding is modern.



Figure 21: Flat roof extension

- 3.2.7 Extensions have been added to the rear of the cottages on the north-eastern side of Fielders. An extension is shown to the rear of the current No. 3 Kinsley Cottages on the 1911 Ordnance Survey map. The existing hipped roof brick extension to the rear of No. 3 appears to correlate with the map evidence. No. 4 Kinsley Cottages has been substantially extended from the late 1970s to the 1980s (pre-listing). These extensions include a conservatory to the rear.



Figure 22: Extensions to the rear of Nos. 3 and 4 Kingsley Cottages

### 3.3 Assessment of the significance of the heritage asset

- 3.3.1 Kingsley Cottages were built in 1896 in a Tudor style. The cottages were built to have the appearance of a single large house with cross wings, reminiscent of a classic hall house. The elevations are characterised by a timbered first floor with inscribed jetties and patterned brickwork panels, gables with decorative bargeboards, large brick stacks with corbelled tops and casement windows with single central bars. The intactness of the front elevation of Kingsley Cottages and the side elevation of Fielders contributes to the architectural integrity of the original design.
- 3.3.2 The rear aspect of Kingsley Cottages has been subject to extension. These extensions mainly relate to second half of the 20<sup>th</sup> century changes but does include an early 20<sup>th</sup> century extension to the rear of No. 3. This demonstrates a desire to improve the accommodation from an early stage and forms part of the history of the listed building. The contemporary outbuildings to the rear, probably built as wash houses, contribute to the character and historic layout/design of the cottages.
- 3.3.2 Fielders includes a gabled porch with turned timber columns and a brick plinth which emphasises that this is the front elevation of the cottage. This detail contributes to the heritage value of Fielders as part of the overall composition of Kingsley Cottages. The rear elevation includes a rear door and window on the ground floor which provides natural light into the dining room. These are both original features and form part of the original design of Fielders. The flat roof extension is modern and of no heritage value.
- 3.3.3 The interior layout of Fielders comprises two main rooms on the ground floor with a small room to the rear (current kitchen) and a staircase. The lounge is likely to have served as the principal room, probably a parlour. The rear rooms (the current kitchen and dining room) probably functioned as a kitchen/living room with the smaller space possibly used as a scullery. The historic floor plan of Fielders remains intact and contributes to significance.
- 3.3.4 Kingsley Cottages is one of a number of model workers cottages in Eversley that were created by John Martineau, a pupil of the author Charles Kingsley, in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. These are known as Martineau Cottages and have group value. The link with John Martineau, who followed in Charles Kingsley's reforming footsteps contributes to the historic value of Kingsley Cottages and Fielders. The building of the Martineau Cottages at Eversley also contributes to the social history of the area.

## 4.0 ASSESSMENT OF IMPACTS OF THE PROPOSED DEVELOPMENT

### 4.1 Proposals

4.1.1 The proposed scheme is for the following:

- Demolition of the existing flat roof extension;
- Replacement extension.

### 4.2 Demolition of the existing flat roof extension

4.2.1 The existing flat roof extension is a brick structure in stretcher bond with a felt roof. This structure is of c. 1970s date and is of no heritage value. The Conservation Officer recognised that the extension is of no historic interest in the pre-application comments. Removal of the existing extension presents an opportunity for a replacement extension that is more sympathetic to the significance and character of the listed building.

### 4.3 Replacement extension

4.3.1 The proposed extension has responded positively to the Conservation Officer's comments regarding the legibility of the timber jetty. To avoid masking the timbered elevation of the first floor, including the jetty with inscribed bressummer, a flat roof continues to be proposed as part of this revised scheme. However, the revised design omits a parapet that formed part of the 2023 scheme. The height of the flat roof would be below the timber jetty so that, in combination with the omission of a parapet, the jetty would remain a legible component of the north-west elevation of the listed building. Neither the jetty nor the brackets would be physically impacted by the proposed extension. The height of the glazed link would be set lower than the proposed extension and would further contribute to an appreciation of the timber jetty. As a result of the offset of the proposed extension from the west corner of the listed building, the bracket on the right-hand side of the jetty would not be impacted physically. The glazing of the link would also drop down on the left hand side so that the bracket on this side would also remain visible.

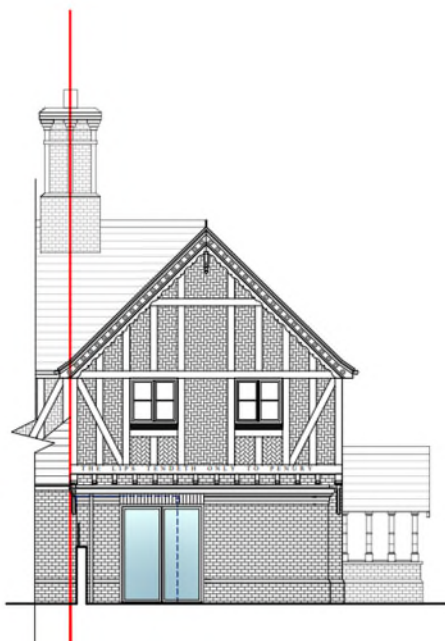


Figure 23: Proposed north-west elevation



Figure 24: Proposed south-west elevation

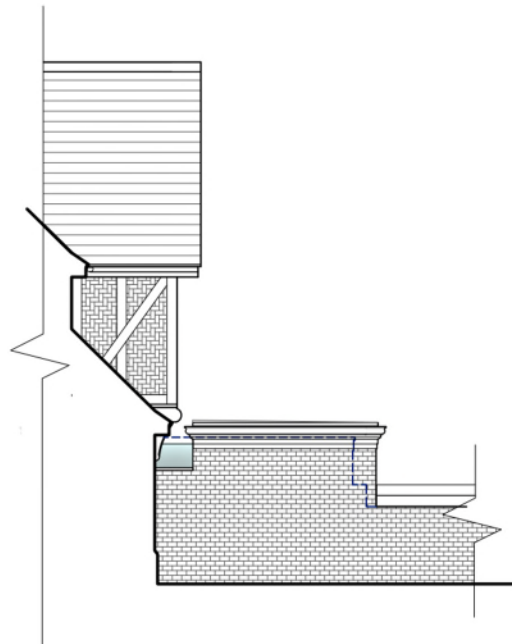


Figure 25: Proposed north-east elevation – note the high section of glazing to preserve the legibility of the bracket on the left hand side of the jetty

- 4.3.2 The glazed section which would abut the existing brickwork at ground floor level. This would provide visual separation between the host building and the main part of the proposed extension and would afford a degree of permeability at the interface between the old and the new. The roof of the glazed element would also be glazed and this would afford a clear view towards the inscribed bressummer from the interior. The junction between the glazing and the brickwork would include U shaped gasket seals and would utilise mortar joints where required rather than directly impacting on the brickwork.
- 4.3.3 The plank door and the casement window on the north-west elevation are original features and include rubbed brick heads and, in the case of the window, a specials brick sill. It is recognised that these elements form part of the original design for Kingsley Cottages and

therefore have heritage significance. As such, the ground floor wall of the host building would be retained as unfinished brick with the existing window and door preserved in-situ, so that the character of the listed building and the legibility of its design is preserved.

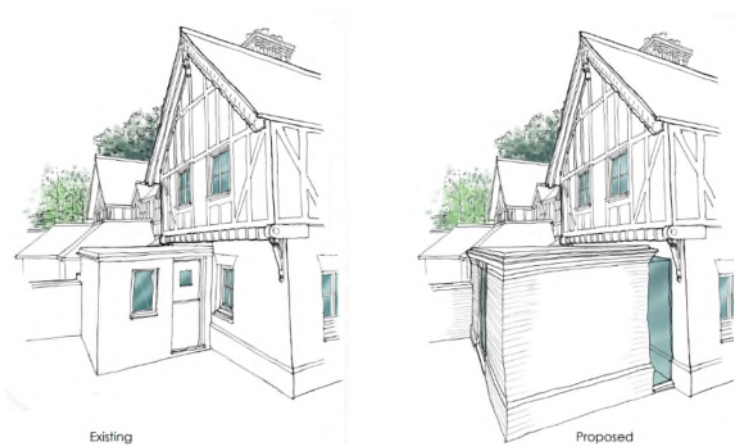


Figure 26: Perspective view of the existing and proposed extensions

- 4.3.4 The main part of the extension would include a brick face. This would be laid in a half bond that would have a similar appearance to Flemish bond, with snapped headers to reference the brickwork style of the host building. The elevations would include a brick plinth to match the host building. The south-west elevation facing into the yard would include a pair of glazed doors. The roof finish would be flat single ply membrane with metal ogee profile gutter and corbelled brick eaves. The corbelled brickwork and the ogee guttering references the form of the jetty and is therefore sympathetic to existing profiles that characterise the style of the host building. The proposed extension would therefore appear as a modern addition but the use of materials would blend with the character of the host building and the low profile would read as subservient and represent a discreet addition to the listed building.
- 4.3.5 As noted above, the proposed extension would be offset from the southern corner of the host building and would, as such, preserve the definition and legibility of the listed building. The proposed footprint would be larger than the existing flat roof extension but the overall size of the new space would be smaller than the lounge. The smaller proportions of the existing kitchen, dining room and staircase are influenced by their function. The proposed extension would be subservient to the size of the lounge and would therefore not overwhelm or appear overly dominant with regards to the historic floor plan. The proposed extension would project only slightly further north-west than the existing extension.
- 4.3.6 The proposed extension would be discreetly positioned to the rear of the property. As noted above, the rear of Kingsley Cottages has been subject to extension from the early 20<sup>th</sup> century onwards and is the logical, as well as traditional, location for extension. The low profile and offset from the southern corner would ensure that views towards Fielders from Longwater Lane would be little altered, if at all. As noted above, there is an existing hedge on the south-west side of the rear yard/garden of Fielders which screens views towards this aspect of the property. As such, the character and appearance of the Conservation Area would be preserved.



Figure 27: View towards Fielders from Longwater Lane

## 5.0 CONCLUSIONS

- 5.1 This assessment describes the historic development and significance of the listed building and provides a heritage impact assessment of the areas affected by the proposed alterations. As such, it is considered that this Heritage Statement meets the requirements set out in paragraph 200 of the NPPF and local planning policy and provides sufficient information regarding the built heritage.
- 5.2 The conclusions of this report are that the heritage significance of Kingsley Cottages primarily relates to the intactness of the original cross wing design, particularly the front elevation, the revivalist mock Tudor style comprising a timbered first floor with jetty, decorative brick panels, decorative bargeboards and large brick stacks. Fielders includes an original gabled porch on the side elevation. Both the front elevation of Kingsley Cottages as a whole and the side elevation of Fielders are visible in glimpsed and partially screened views from Longwater Lane, i.e. from the Conservation Area. The rear aspect of Fielders is not legible in the street scene and, as such, the proposed extension would not impact on the character and appearance of the Eversley Cross Conservation Area.
- 5.3 The flat roof extension to the rear of Fielders is modern and of no heritage interest. The rear elevation of Fielders otherwise remains intact with an original window and door with rubbed brick heads on the ground floor. These details are considered to contribute positively to the significance of the listed building.
- 5.4 The proposed scheme represents a positive response to the Conservation Officer's comments on the refused scheme for a replacement extension. The revised application includes more detailed drawings that show the appearance of the proposed extension and its relationship with the timber jetty on the north-west elevation. The perspective drawing (**figure 25**) in particular shows how the main part of the extension would be offset from and the roof height set lower than the timber jetty. The perspective drawing and **figure 24** show the glazed link with a further reduction in height in relation to the jetty. Both the timber bracket on the right and left hand side would not be impacted and would remain as highly legible components of the jetty. There would not therefore be any direct physical impacts on any timbers. The junction between the glazed link and the listed building would be joint against the brickwork using U shaped gasket seals. The omission of a parapet from the proposed design would also mitigate issues relating to the legibility of the timber jetty.

- 5.5 The glazed section at the interface between the new and the old would provide visual separation as well as affording legibility of the original ground floor elevation of the host building. The footprint would be offset from the southern corner of the host building to preserve the definition of the listed building. The proposed use of brick would blend with the host building and the low profile would preserve the prominence of the listed building as well as comply with principles of subservience.
- 5.6 As such, it is considered that the proposed scheme is sympathetic to the heritage values and significance of the listed building and Eversley Cross Conservation Area and complies with the NPPF and Hart Local Plan policies.

#### **BIBLIOGRAPHY**

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