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Dear Sir

East Lodge, Bordean, Petersfield GU31 1EP

You have asked me to comment on the windows at East Lodge. The windows were fitted in about 2002 and replaced previous metal casement windows. Listed building consent for the retention of the replacement windows was refused on 28 April 2003.

I inspected the property externally on 2 June 2023.

Background

East Lodge is the eastern part of a pair of semi-detached cottages which are located at the disused entrance gates of Bordean Manor. The East Hampshire District Council planning department case report, date stamped 25 April 2003, describes the cottages as being in late Arts and Craft style, possibly as late as 1930. However, the extract of the survey report attached to the retrospective listed building consent application dated 25 October 2002 (and that was refused on 28 April 2003), suggests that the cottages were built in the late 1700s – early 1800s, which would make them about contemporaneous with Bordean Manor.

The cottages have stone, brick and tile-hung elevations and gables, under steep pitched tiled roofs. East Lodge is within the curtilage of Bordean Manor, which is listed at Grade II.

East Lodge itself is not of any particular architectural or historic interest, it does not form part of the immediate setting of the listed building, and it is not mentioned in the listing description of Bordean Manor.

East Lodge does not have special architectural or historic to merit individual listing by Historic England. Nonetheless, as East Lodge is a curtilage listed building, listed building consent is required for all works that affect the character or appearance of the building.

Windows

The survey report mentioned above provides description of the windows that were extant at the date of the report. It is not clear whether or not these windows were the original windows. The windows were metal casements, with single glazed leaded panes. At the date of that report, the windows had evidence of rust, with bulging and broken panes.

The replacement windows are double glazed casements of white painted aluminium, set in timber frames, with lead applied to the surface of the glass to emulate the lead comes in traditional leaded lights.

Conclusion

East Lodge does not have its own special architectural or historic interest, neither does it contribute to the special interest of the principal listed building, Bordean Manor, as part of the group.

Consequently, in my opinion, the replacement windows do not detract from the integrity and character of this curtilage listed building.

Furthermore, since the date of the refusal of Listed Building Consent, focus on energy efficiency has increased. Clearly, double glazed windows that replace single glazed windows, greatly improve thermal insulation.

In my opinion, the replacement windows do not contravene policies HE10 and HE12 in Countryside and Heritage of the East Hampshire Local Plan: Joint Core Strategy, adopted 8 May 2014 and advice from Historic England in Advice Note 10 Listed Buildings and Curtilage published 21 February 2018.

Yours sincerely



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