



## **HERITAGE STATEMENT**

**THE ANNEX, CHURCH ST, ODIHAM,  
HAMPSHIRE, RG29 1LY**

ODIHAM BELL LTD  
MARCH 2024

NOTE:

THIS DOCUMENT HAS BEEN PREPARED BY RJHA ARCHITECTS AND HAS BEEN DESIGNED SO THAT IT CAN BE PRINTED AS WELL AS VIEWED DIGITALLY ON A SCREEN. THE PAGES ARE LAID OUT IN SPREADS WITH FACING PAGES SO IF VIEWED DIGITALLY THE VIEW SETTINGS SHOULD BE CHANGED TO 'TWO PAGE VIEWING' SO THAT THE SPREADS CAN BE VIEWED SIDE BY SIDE.

## **TERMS OF REFERENCE**

This combined Heritage Statement and Design+Access Statement has been prepared on behalf of Odiham Bell Ltd to support planning and listed building applications for the renovation of annexe, an ancillary structure which is part of The Bell, Odiham.

The document in its entirety is based on the original combined Heritage Statement and Design+Access Statement by Consilian Ltd, dated November 2021.

That report was commissioned by Odiham Bell Ltd and rjha have been granted permission to amend and resubmit the document, based on the revised scheme by rjha Architects Ltd.

The document includes a revised Statement of Significance, describing the heritage values of the cottage, including the contribution made by its setting.

The Statement of Significance provides sufficient detail to understand the potential impact of the proposal on the heritage asset and conforms to the requirements of NPPF Paragraph 194.

The author of the original statement is Tim Lloyd MA(Cantab), RIBA, MIAM, RICS.

Licence reference for map regression: 2021\_030.

## **SOURCES OF INFORMATION**

Hampshire Historic Environment Record

National Library of Scotland

The Genealogist

Britain From Above: <https://britainfromabove.org.uk/>

The Odiham Society Journal, Jan / Feb 2021 pp19-21

The following people generously contributed their time to explain the history and development of the building:

Sue Smith (Odiham Society)

Alan Whitney (Hampshire Historic Environment Record)

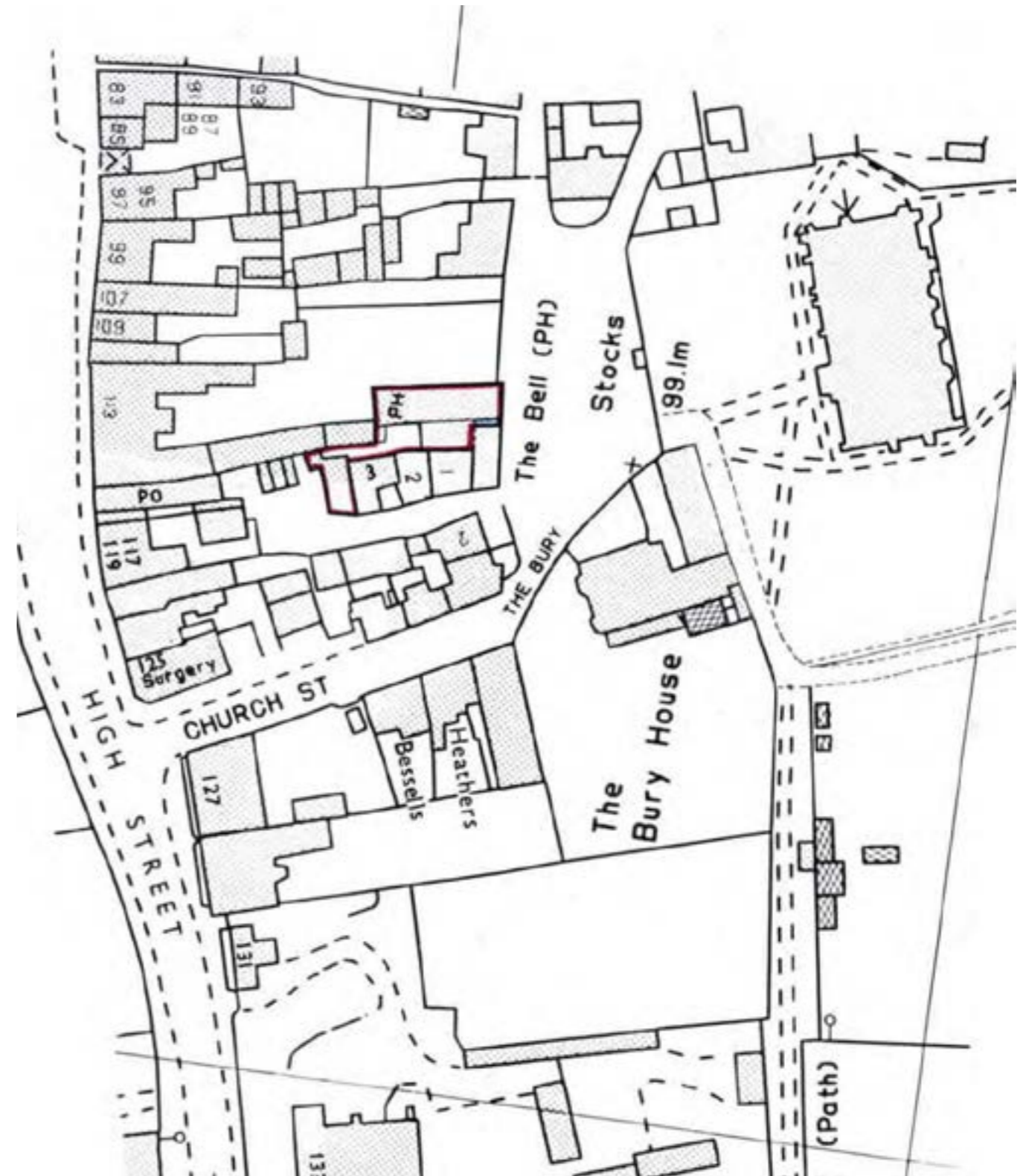
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## Key Points

- The Bell, Odiham is a grade II listed building on the north side of The Bury opposite the church. The annexe lies within the site boundary of the The Bell and is considered to be curtilage-listed. The annexe fronts Terry's Alley; it is remote from the principal listed building, with no impact on its setting.
- The annexe is a surviving element of a group of ancillary sheds and outbuildings within a yard at the back of various shops and houses along the High Street, Church Street and The Bury. The activities and character of this area persisted until the mid-twentieth century but are now mostly gone.
- The annexe was probably once a detached stable block or coach house at the bottom of the garden of Webb House, built for Benjamin Webb in 1781. Webb was also the proprietor of The Bell in 1782. It's likely the annexe was transferred to The Bell when the pub changed hands in 1793.
- The annexe is a utilitarian structure, built in a functional style constrained by cost and the immediate availability of local materials and resources. In isolation, the building has little architectural merit: its special interest derives from its contribution to the character and appearance of the local area.
- Listed building consent is required for carrying out works to a listed building that affect its character and special interest as a whole. This protection can extend to buildings or structures within the curtilage of the principal listed building, but the level of protection will derive from and be proportionate to only the special interest or significance of the curtilage listed building itself.
- The annexe is identified as being a 'positive building' within the Odiham Conservation Area Appraisal. These guidelines state that the contribution of positive buildings is measured in terms of how 'their style, detailing and building materials provides the streetscape with interest and variety.'
- Our assessment of the building's heritage significance suggests that the broader planning policies designated to protect the special interest of conservation areas are more relevant in this case than policies directed to individual listing, whereby: 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'
- The section 'Site Analysis + Planning History' describes three buildings in Terry's Alley similar to the annexe that have been converted to dwellings: the Bakehouse (2008); 113C High Street (2013); and the Foundry (2015). These previous decisions are considered to material to this application.
- The Bell closed permanently in March 2020 and is now empty. Traditional buildings must be occupied if they're to work as originally designed. The annexe is damp and in poor condition: unless it is brought back into use very soon, its condition will deteriorate rapidly and possibly irretrievably.
- Converting the annexe into a dwelling is the best chance of securing the long-term, sustainable future of the building; the public benefits of bringing the annexe back into beneficial use are significant and outweigh harm caused by this proposed change, which is cumulatively less than substantial.



HM Land Registry Title Plan no. HP485881 dated January 2021. The land edged in red was first registered on 04 August 1994.

# 1.0

## Understanding the Building

*'When proposing any works to modify an older building it is important that it should first be properly understood. This means understanding its construction, condition and the way it performs. It also means understanding the building's qualities.'*

Historic England (2017): HEAG014 Energy Efficiency Part L

### Preamble

The Annexe is part of The Bell, a grade II listed building on the north side of The Bury. The Bell was built as a two-storey, 3½-bay lobby entrance house around 1600. Known to be licenced since 1662, the pub probably replaced an earlier alehouse, functioning continuously as a pub until 2020, when it finally closed.

The front of The Bell has been re-faced with a Georgian brick facade shared with the adjoining Webb House, built in 1871 by Benjamin Webb, a local clergyman and schoolmaster. It's likely that both walls were built together because Webb was also the proprietor of The Bell between 1782 and 1793.

The Bell is orientated end-on to the road, with the entrance reached through a passage under Webb House and an internal yard. The annexe is located at the north end of the site away from the pub; the front of the building faces Terry's Alley, and the rear elevation backs onto a narrow passage leading to the yard.

Whilst The Bell and The Annexe are part of the same unit in planning terms, the buildings is best understood in the context of other buildings in Terry's Alley, including Webb House and the 'foundry', a warehouse of a similar type that was recently converted into residential use and is a useful planning precedent.

### Historical Development

The Annexe is a surviving element of a group of sheds and outbuildings within a yard that once served business and houses along the High Street, Church Street, and The Bury. The historical character of this area is shown in aerial photographs taken between 1930 - 195; comparison with nineteenth century maps show the area has hardly changed over more than a hundred years.

The 1840 Tithe Map shows the Annexe site joined by an 'area brace' to plot 203, described in the apportionment

schedule as 'The Bell Inn and yard'. The combined area of this plot recorded on the apportionment is 11 perches, which is very close to the area on the current title plan, measuring 278 sqm.

Various photographs taken before 1951 show the annexe attached to a single storey outbuilding that belonged to Webb House; this outbuilding had a pair of hipped roofs joined to the roof of the annexe. However, the Tithe Map shows the two outbuildings were in separate ownership in 1840 - the adjoining structure is part of plot 204, which is described as a 'house and garden'.

We can assume that these two outbuildings were either built at the same time or during shared ownership because it's unlikely two buildings in separate ownership would share a roof, whilst a supposed common title is supported by the long, narrow shape of the combined plot, consistent with neighbouring plots. Therefore, we can speculate that the annexe was built around 1781 as an ancillary stable block or coach house at the bottom of the garden of Webb House, and was then sold in 1793 when The Bell changed hands.

After 1793, Webb House appears to have followed a separate existence to The Bell. The 1841 census records the buildings as a school, for a short time later it operated as a Baptist Chapel, and from 1885 it functioned as a club. An OS map dated 1871 shows Webb House as 'Bell PH', but this appears a mistake. Nevertheless, a conversation with the Odiham Society confirms club members using the Amusement Room frequently bought refreshments at The Bell, so that an informal connection between the two buildings remained for some time.

Webb House was converted into three dwellings in 1956. The single-storey structure attached to the annexe was demolished (a small section of the lower east wall remains) and replaced with a two-storey dwelling named 4 Webb House. The roof of the annexe was modified to create a box valley gutter between the properties. The demolished lean-to roof was presumably built off layboards; there is no evidence from the roof of the annexe that it ever existed.

Plot 205, north of the Annexe is recorded on the Tithe Map as pig-styes and belonged to William Judd, who also owned plot 208, described as a house and garden, now 117 High Street. An aerial photograph taken in

1928 shows a low iron roof over this land, leaning against the annexe, but a subsequent photograph taken in 1951, shows that this roof has disappeared.

Many of the ancillary buildings that once surrounded Terry's Alley have been demolished, but a disused warehouse opposite the annexe known as the 'foundry' was converted to a dwelling in 2018. According to the heritage statement written by PWP Architects to support change of use, the building was originally a store room for the shop at 117 High Street, and probably dates between 1822 and 1841. The 1840 tithe apportionment states the shop and store were owned by William Judd, who owned the styes next to the annexe.

Before it closed, the annexe was used intermittently as a store, gym, workshop, and function room. The Bell Inn was sold in 2021 and is now lying empty.

### Construction

The Annexe is a two storey structure with a clay tile half-hipped roof, supported by 13½" solid brick external walls, laid in English bond. The timber roof frame is exposed at the east gable walls with 4½" brick infill panels, but the outer face of the frame is concealed within the thicker west gable - the location of the tie beam is indicated by four stretcher courses fronting Terry's Alley.

Building elements and type of construction date from two different periods, so that the Annexe is a hybrid structure, combining a roof and upper floor built in a late medieval timber framing tradition with brick walls and openings using techniques introduced during the Industrial Revolution. The reason for this is certainly cost: it's clear that the timber frame components been re-used from earlier buildings, which would have represented a cheap source of materials.

The roof frame is arranged in three bays. The two central trusses are similar, both having upright queen post struts, but appear to be from different buildings: the west truss is more recent with neat, chiselled assembly marks whilst the east truss marks are characteristic of a race knife. Both trusses have redundant mortices and peg holes, evidence of their previous use. The tie beams don't appear to be properly dovetailed into the wall plates, the wall plates are oversized (5"h x 10"w), and there are pegged, scarf joints supported on a brick wall, all of which suggest the roof elements have been recycled.

The timber floor frame is divided into four equal bays by 8" x 9" beams, each bay containing twelve floor joists of random sizes between 5" x 4", connected to the floor beams by diminished haunch joints. The original floorboards have been covered with t+g chipboard and spaces between the joists have been battened and boarded with modern plaster board and Artex finish.

There are a pair of barn doors on the west elevation, facing Terry's Alley, with a loading door at first floor level and a recessed blank panel set into the gable; this wall is built at an angle, presumably to follow an existing building line. There were originally three arched windows on the north elevation at ground floor level, but the central window was enlarged, rather crudely in the second half of the twentieth century to create a door opening. The east elevation has a narrow door at ground level and a central loading door at first floor level.

An external stair and deck are located at the east end of the annexe. A modern covered porch links the yard of The Bell with Terry's Alley.

### Qualities

The annexe is a utilitarian structure, built in an economical, functional style; its architectural qualities are constrained by the immediate availability of local materials and resources, which have been assembled in a traditional way using local skills and knowledge without any pretension to an architectural 'design'.

The appearance and character of the Annexe is typical of buildings of this type and date, but its special significance derives from a combination of medieval timber framing craftsmanship and later solid brick wall construction. This overlapping of different building methods and styles was almost certainly a result of expediency rather than conscious design; however, this quality provides a clue to how the annexe could be sustained and brought back into use today.

The refurbishment of the annexe provides an opportunity to overlay an oak frame and medieval carpentry skills, with the utilitarian architecture of the Industrial Revolution, with contemporary domestic architectural design, shaped by requirements to preserve our natural and built heritage environments.

### Current Condition

The condition of the building is poor; repairs and works to allow a new use for the building and bring it in line with contemporary standards will be substantial and costly. The annexe is very damp; the urgent priority is to dry it out, which can be achieved by ventilation and removing all cement-based components.

The lower structural walls that support the roof have been extensively repaired in the past, with evidence of stitching in the upper north-west corner of the building. Whilst these thicker walls currently appear to be sound, the narrower gable walls and infill panels that form part of the roof enclosure are falling away from the building at both ends. Crude attempts to brace the rafters so as to limit structural racking have been made at the west end of the roof.

The tie beam at the west gable is built into the wall with minimum cover to the outside face of the wall, which leaves it vulnerable to decay. This situation is a design defect that demonstrates the inconsistencies in combining the different construction traditions used for the walls and the roof. The only lasting solution is to either remove the truss and rebuild the gable in load-bearing brickwork or duplicate the exposed truss arrangement used for the opposite gable wall.

Handmade clay peg tiles are fixed to battens with ferrous roofing nails that have rusted and need replacing. There is no sarking felt or roof insulation. Plastic rainwater goods have reached the end of their life and will be replaced. The box valley gutter shared with 4 Webb House is poorly designed and leaks. It should be rebuilt with an adequate up-stand to eliminate water ingress.

The external brick wall has been re-pointed on its outside face using cement mortar, which should, if possible, be replaced with an appropriate lime mortar. The cement render at the base of the wall should be hacked off. This render was probably installed to prevent damp, so that the causes of damp should be identified and remedied. It's likely that removing the existing concrete ground floor slab and replacing it with a breathable limecrete floor, together with repointing, will reduce hydrostatic pressure on the walls and help them dry out.

The timber barn doors and frames are in fair condition and can be repaired; however, the windows will need to be replaced, and it's proposed that the replacement windows are double glazed to conserve energy.

The thermal performance of the building fabric will be improved by adding foam glass insulation below the new floor slab, new breathable internal wall linings, and adding suitable pitched roof insulation in line with the rafters.

There are no existing building services. New electrical, mechanical extract, and public health services will need to be installed.

Traditional buildings, such as the Annexe, must be occupied if they're to work as originally designed. Unless the building is brought back into use very soon, its condition will deteriorate rapidly and possibly irretrievably.



# 2.0

## Designation Record

The entry for the Bell Inn, Odiham in the National Heritage List for England published on Historic England's website provides the following information:

### OVERVIEW

Heritage Category: Listed Building

Grade: II

List Entry Number: 1092188

Date first listed: 08-Jul-1952

### LOCATION

Statutory Address: THE BELL INN

County: Hampshire

District: Hart (District Authority)

Parish: Odiham

National Grid Reference: SU 74016 50992

### DETAILS

SU 73-7450 & 73-7451 ODIHAM THE BURY

17/93 The Bell Inn

8.7.52

- II

C17, C18. A long narrow 2-storeyed timber-framed structure, with its gable (of C18) to the street formed as a continuation of the front of Webb House, of 1 window. The painted brick walling has a parapet (at the eaves level of Webb House), brick dentil eaves. A sash in exposed frame is above a modern casement. Fixed to the wall between the window and the access (in Webb House) is a wrought iron framework to take the hanging sign, containing scroll work. The east wall has exposed timber framing, with painted brick infill, irregularly-spaced casements. Roof of red tiles, 1/2-hipped at each end.

Listing NGR: SU7410250965



Extract from the Townscape Appraisal Map contained in the Odiham Conservation Area Appraisal and Management Plan (2008)

Buildings shaded red are statutory listed. Buildings shaded orange are locally listed. Buildings shaded green are defined as 'positive buildings'.

The Appraisal Map doesn't give equal recognition to the converted warehouse opposite the annexe, known as 'The Foundry', although both the annexe and the 'foundry' have a very similar history, architectural style and local character. The annexe is not shown as a statutory listed building, although it is considered to be curtilage listed as part of The Bell, which is a grade II listed building. Whilst this might be an accidental mistake, the annexe has little significance in its own right and is remote from The Bell so that it doesn't impact on its setting; the heritage significance of the annexe derives from its contribution to the special interest of the character area, relating more to its local context and the streetscape than to aspects of the building's interior.



# 3.0

## Statement of Heritage Significance

### Archaeological Interest

The archaeological significance of the annexe can be measured by our ability to reveal evidence of the building's history and associated past human activity that is currently inaccessible, either below or above ground. Whilst the site is within an area lying to the south of the High Street that has been linked to a pre-medieval settlement, archaeological evidence is likely to be buried too far down to be disturbed by excavations or other proposed works to the building.

### Artistic Interest

The Annexe is not associated with any artistic work or artist, and doesn't possess any intrinsic artistic merit, such as sculptural or other creative content.

### Architectural Interest

The Annexe is a utilitarian structure, built in a functional style constrained by cost and the immediate availability of local materials and resources. In isolation, the building has limited architectural merit: its special interest derives mainly from its contribution to the character and appearance of the local area.

The building's construction combines medieval timber framing and later solid brick wall technology: the timber roof structure and floor frame have clearly been salvaged from several other buildings and adapted for their current use.

### Historical Interest

The historical interest of the annexe lies in the connections between its use and past lives and events. The annexe was probably originally a detached stable block or coach house at the bottom of the garden of Webb House, built for Benjamin Webb in 1781. Webb was also the owner of The Bell in 1782. It's likely the annexe was transferred to The Bell when the pub was sold in 1793.

The Annexe and its neighbouring buildings were originally built within a service yard, now called Terry's Alley, at the back of various shops and houses along the High Street, Church Street, and The Bury. This semi-private space would have been busy with activities such as milling, brewing, baking, as well as cottage industries such as stay-making. In addition, it accommodated the paraphernalia of residential use, including stabling, garaging coaches and carts, general storage, and even keeping livestock, such as pigs and chickens.

Historical photographs and maps show that the character and appearance of Terry's Alley didn't change significantly from the late medieval period until the mid-twentieth century. Horses became redundant after the motor car was introduced, whilst rising land prices in the town centre encouraged businesses to move to cheaper locations on the edge of town, so that these ancillary buildings, some being temporary timber structures with iron roofs, have either disappeared, been redeveloped as dwellings, or (as with the annexe) are now empty and falling into disrepair.



Above left: Aerial photograph dated 1928 (ref: EPW022766)  
Below left: Aerial photograph dated 1951 (ref: EAW035281)  
Above right: Aerial photograph dated 1930 (ref: EPW022766)  
Below right: Aerial photograph dated 1928 (ref: EPW022766)

Aerial photographs source: <https://britainfromabove.org.uk/>  
Note changes to windows between 1928 and 1951

# 4.0

## Planning Policy Context (Heritage)

Planning (Listed Buildings + Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990 deals with applications regarding buildings and places in the historic environment. Sections 16 and 66 requires Local Planning Authorities, when considering whether to grant a Listed Building Consent, to have:

'special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.'

Section 72 relates to any building or land within a Conservation Area, and imposed a general duty on Local Planning Authorities, such that:

'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

Section 1(5)(b) states a structure must satisfy all the following conditions to be curtilage listed:

1. Built before 01.07.1948
2. Same ownership as principal listed building at the date of listing
3. Ancillary to the principal listed building at the date of listing
4. Within the curtilage of the principal listed building at the date of listing

National Planning Policy Framework (2021)

The following policies in the National Planning Policy Framework (2021)

Chapter 16 - Conserving and enhancing the historic environment are relevant to this application:

NPPF Policies: Proposals affecting heritage assets

Paragraph 194 requires an applicant to describe the significance of any heritage assets affected, including any contribution made by 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 197 states:

'In determining applications, local planning authorities should take account of:

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

Paragraph 199 states:

'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.'

Paragraph 200 states:

'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.'

Paragraph 202 states:

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Hart DC Local Plan

The following policies set out in Hart Local Plan (Strategy and Sites) 2016-2032 are relevant to this application:

NBE8: Historic Environment

Proposals affecting 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 leading to the loss of, or harm to, the significance of a heritage asset and/or its setting must meet the relevant requirements of the NPPF.



Above: Handmade clay peg tiles are hung using ferrous roofing nails which have corroded  
Note size of wall plate and pegged half-lap scarf joint supported on solid brick wall  
Below: Decay to joint between tie beam and wall plate. Dovetail missing from wall plate.

# 5.0

## Relevant Guidance (Heritage)

The following guidance has been followed when interpreting the legislation and policies regarding the historic environment in the context of this application:

- Odiham Conservation Area Appraisal and Management Plan (2008)
- Odiham and North Warnborough Neighbourhood Plan (2014-2032)
- Planning Practice Guidance: Historic Environment (MHCLG website)
- Historic England Advice Note 10: Listed Buildings and Curtilage
- Historic England Conservation Principles (2008)

### Constructive Conservation

Building conservation is moving from rigid, simplistic, protectionist policies that are limited to preserving the building as found, towards more flexible, dynamic approaches described by Historic England as 'Constructive Conservation'. This latter approach recognises that protection alone is inadequate: heritage assets need to be used, re-used, adapted, and developed if they are to have a future.

According to Historic England: 'Constructive Conservation is the broad term ... for a positive and collaborative approach to conservation that focuses on actively managing change. The aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment. At the heart of this are the Conservation Principles: policies and guidance for the sustainable management of the historic environment, published and formally adopted in 2008.'

The following sections from 'Conservation Principles' (2008) are relevant:

84 Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effect on heritage values. It is only harmful if (and to the extent that) significance is eroded.

85 The public interest in significant places is recognised through specific legislative and policy constraints on their owners, but there are few fiscal concessions to encourage conservation, and direct financial assistance is very limited. Very few significant places can be maintained at either public or private expense unless they are capable of some beneficial use; nor would it be desirable, even if it were practical, for most places that people value to become solely memorials of the past.

86 Keeping a significant place in use is likely to require continual adaptation and change; but, provided such interventions respect the values of the place, they will tend to benefit public (heritage) as well as private interests in it. Owners and managers of significant places should not be discouraged from adding further layers of potential future interest and value, provided that recognised heritage values are not eroded or compromised in the process.

87 The shared public and private interest in sustaining significant places in use demands mutual co-operation and respect between owners or managers and regulators. The best use for a significant place – its 'optimum viable use' – is one that is both capable of sustaining the place and avoids or minimises harm to its values in its setting.



Detail from a photograph taken in 1949 of the former service yard, now known as Terry's Alley. Structures shaded yellow have since been demolished

Note the two hipped roofs joined to the south side of the annexe that were demolished when 4 Webb House was built. Aerial photographs source: <https://britainfromabove.org.uk/> Ref.

# 6.0

## Map Regression



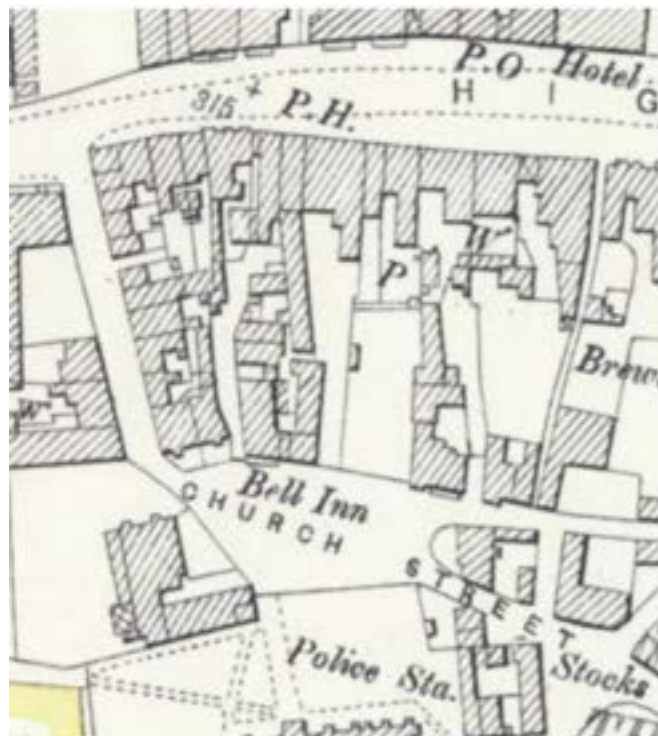
1739



1840



1871



1894



1939



2021

Above left: Will Godson Map of Odiham 1739 (HRO Copy 131) Coloured copy kindly supplied by The Odiham Society

Above centre: Tithe Map 1840

© The Genealogist

Above right: OS 25" series published c.1873 (surveyed 1871)

Copy of map kindly supplied by The Odiham Society

Below left: OS 25 inch series published 1896 (surveyed 1894)

Reproduced with permission of the National Library of Scotland

Below centre: OS 25 inch series published 1945 (surveyed 1939)

Reproduced with permission of the National Library of Scotland

Below right: Satellite Image 2021

Imagery ©2021. Get mapping plc. Infoterra Ltd & Bluesky, Maxar

Technologies, Map data ©2021

Notes:

The 1871 OS map indicates that the location of The Bell PH was the site of Webb House. Records provided by The Odiham Society and the 1871 census state Webb House was at this time a school run by Ann Hewett.

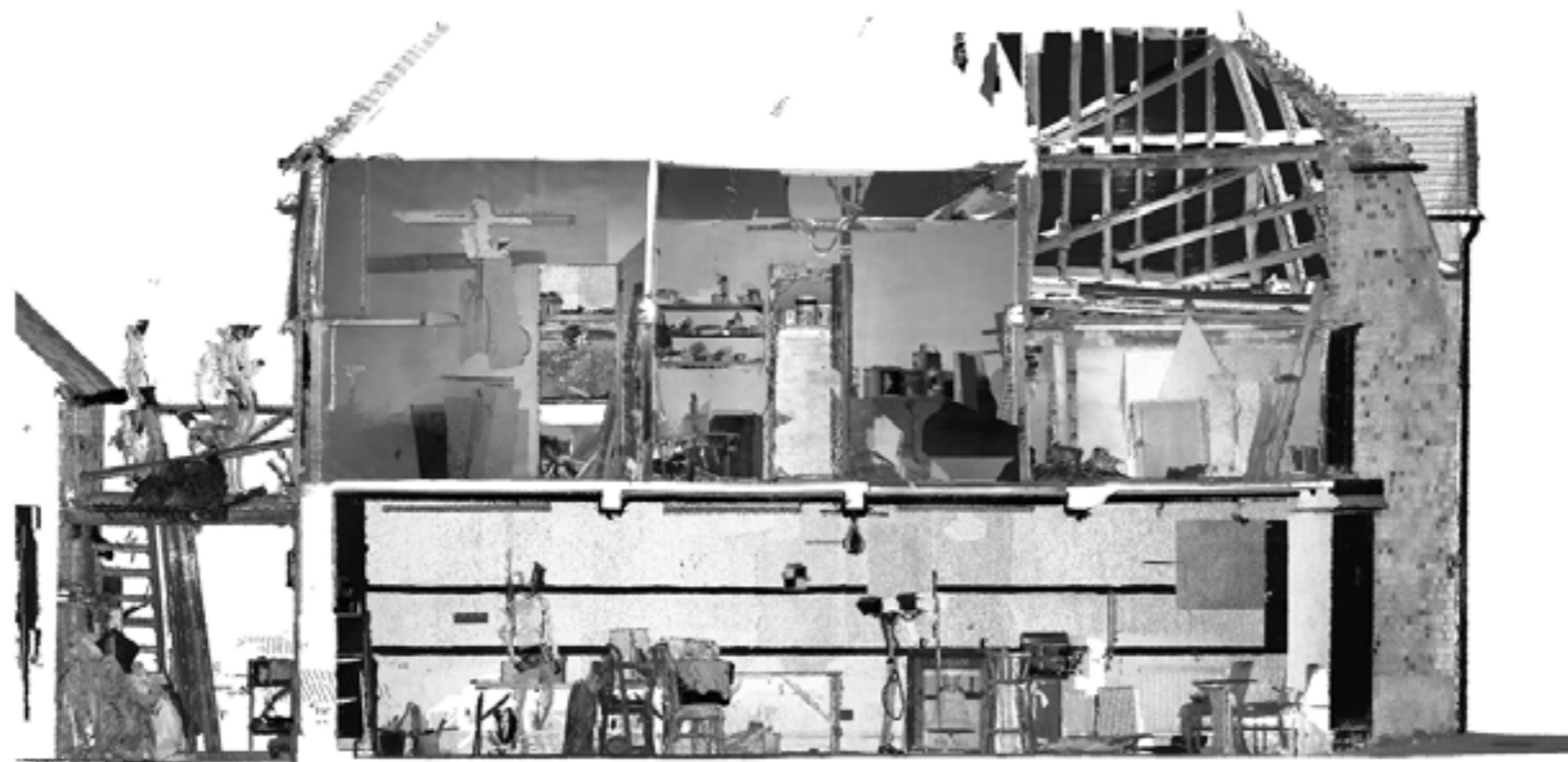
The 1894 OS map also shows the location of The Bell on the site of Webb House. Records provided by The Odiham Society state that Webb House was used by The Odiham Institute and Club between 1885 and 1904, and the 1891 census describes Webb House as 'The Club', so that the label 'Bell Inn' is not accurately positioned and should not be relied upon.



Point cloud survey: North elevation



Point cloud survey: West elevation



Point cloud survey: Section - East/ West



Point cloud survey: Section - North/ South

# 7.0

## Heritage Impact Assessment

Item	Feature	Description	Significance	Proposed Works	Impact	Justification / Mitigation
1	New entrance door	Replace existing metal door with new hardwood door	Low	The existing entrance door will be replaced with a new traditional door and iron-mongery.	Positive	The existing doorway is a modern alteration that has been crudely executed; the door is redundant and not in keeping with the character of the building. The new door will restore the elevation close to its original form.
2	Infill panel on ground floor west elevation	Replace existing timber frames timber barn doors	Medium	The barn doors will be replaced in the current position with a new hardwood timber glazed service doors with glazed lights, hung on industrial Collinge hinges.	Neutral	The existing doors are decaying and not fit for purposed. They are not original and of low architectural value. The new doors/window arrangement will provide essential daylight to living room, necessary for conversion to residential use and to secure the long-term future of the building.
3	Alterations to suspended timber floor	Replace timber floor and create stair opening	Medium	Remove and replace floor joists and floor boards, including infill battens, plasterboard and chipboard floor coverings	Positive	The chipboard floor coverings, softwood battens and plasterboard are modern additions and their removal will have no effect on the significance of the building. The floorboards are probably original but are decayed and most boards will probably need to be replaced. The floor joists are loss of fabric will be harmful to the building. A stair is also necessary for conversion to residential use and to secure the long-term future of the building.
4	Alternations to first floor loading/loft door, west elevation	Convert existing loading door to a glazed screen/new window.	Medium	Repair lintels and reopen closed access above the existing panelled access. Replace with a new hardwood timber window within the existing opening.	Less than substantial harm	When viewed walking along Terry's Alley, the alterations to the loading door will not be visible from an oblique angle. The new window will provide essential daylight to living room, necessary for conversion to residential use and to secure the long-term future of the building.
5	Window joinery	Replace existing windows	None/ detrimental	Remove existing windows and frames. Fix new casement windows with sealed double glazed units painted grey/black.	Less than substantial harm	The existing windows are modern 'John Carr' type and in poor condition.

Item	Feature	Description	Significance	Proposed Works	Impact	Justification / Mitigation
6	Roof windows	Add 1 discreet/small roof window to north pitch Add 1 discreet/small roof window to south pitch	Low	Create openings between existing rafters and fit conservation type roof lights	Less than substantial harm	The form, scale, and massing of the roof remain unchanged. The roof lights will be a discreet, metal framed conservation-style which will be an appropriate addition to the roof.
7	East decking, side extension with french door and roof light	Remove the east decking. A side extension to be constructed to match existing red stock brick with a hardwood french door to gain access to an amenity space.	Medium	Infill of the existing courtyard and enclose under and existing first floor balcony/deck with reclaimed imperial stock brick walls and a flat roof. The new french doors are proposed in hardwood and would be in-keeping with the proposed replacement timber windows elsewhere.	Loss of fabric Less than substantial harm	The existing access deck is a modern addition of poor quality. The infill extension (on three sides) will be unseen from public area and provides an opportunity to add functional areas to the proposed dwelling. The area and volume of the proposed extension be not greater than the volume created by the existing decking. The flat roof, roof light extension will be unseen from public area.
9	East loading door (first floor)	Adapt timber truss to allow to installed a french door. Replace loading door with french door.	Medium	Remove central part of tie beam and bolt iron strap around to standard conservation detail to achieve necessary head room. Replace the loading door with a french door.	Loss of fabric	The french door will provide essential daylight to the bedroom, necessary for conversion to residential use and to secure the long-term future of the building.
10	West gable wall and truss structural defect	The brick wall and roof truss are structurally unstable and leaning out above the tie beam. This is a latent design defect caused by the truss being built into the wall.	None/ detrimental	Carefully take down the brick gable wall and rebuild in either 9" or 13½ brickwork from the bottom of the tie beam where the wall reduces to 4½" brick. Relocate end roof truss inside the rebuilt wall so that it supports the roof structure and is independent of the wall.	Positive	The form, scale, and massing of the roof and gable remain unchanged and the alteration will not be noticed from outside the building. The new arrangement respects the different constructions.
11	Roof trusses	Adapt roof trusses to allow passageway. Reposition trusses to match floor frame and proposed internal layout	High	Remove central part of tie beam and bolt iron strap around to standard conservation detail to achieve necessary head room.	Medium	The existing roof structure is a random assembly of parts from different buildings that has been heavily adapted and lacks consistency and integrity. The overall configuration of the roof will not be changed, but the trusses will be repositioned to suit the new internal arrangement, which is the dominant consideration - repositioning partitions to suit the trusses in this situation would be like the 'tail wagging the dog'.

Item	Feature	Description	Significance	Proposed Works	Impact	Justification / Mitigation
13	New services to kitchen and bathroom	New electrical installation New water supply / waste services / gas boiler / mechanical ventilation	Medium	Connect building to outside water main and drainage system. Extract ventilation and boiler flues will be ducted to discreet terminals on face of building. All pipework will be routed internally. Soil vent pipes will be terminated above the roof.	Medium	Necessary for converting the building to residential use so as to secure the long-term future of the building.
14	Add thermal insulation to external walls	Add breathable wall linings to internal face of external walls.	Medium	40mm woodfibre insulation (Pavotherm Profil or similar) and lime plaster to improve U-value from 1.6W/m <sup>2</sup> K to 0.6W/m <sup>2</sup> K	Medium	Necessary for meeting contemporary expectations for building comfort and the requirements of modern building standards. Reduces energy consumption; supports the green sustainable agenda. Target U value provides improved thermal performance without risk of creating interstitial condensation and causing damp.
15	Add thermal insulation to roof	Add insulation above and between rafters to create a 'warm roof'.	Medium	Woodfibre sarking boards will be installed above the rafters with tiles fixed to battens and counter-battens. Breathable insulation (sheepswool, hemp, or woodfibre) will be installed between the rafters with new lime plastered lath and plaster ceilings, or lime plaster on solid backgrounds.	Medium	Necessary for meeting contemporary expectations for building comfort and the requirements of modern building standards. Reduces energy consumption; supports the green sustainable agenda. A 'warm roof' provides improved thermal performance without risk of creating interstitial condensation and need for leaving ventilation gaps.
16	New ground floor slab	Add insulated limecrete floor with underfloor heating	Low	350mm compacted Geocell foam glass insulation 100mm lime slab / U/F heating pipes attached to grid Cork perimeter insulation with 50mm lime bedding screed Breathable floor finish - tiles / stone flags / timber	Positive	Necessary for meeting contemporary expectations for building comfort and the requirements of modern building standards. Reduces energy consumption; supports the green sustainable agenda. Breathable ground floor slab will reduce moisture driven into the walls
17	Concealed box gutter shared with 4 Webb House	The box gutter is poorly designed and leaks.	High	The gutter will be rebuilt with adequate up-stands, lead drips and falls to eliminate water ingress. New hopper and down-pipe to discharge water away from the building.	Positive	The gutter represents a latent defect that is causing long-term water ingress and damage to the annexe. It cannot be repaired and left in its current design, and needs to be re-designed. Adding insulation above the rafters / installing counter-battens will provide additional height for upstands, drips, and falls as required by the revised box gutter design.



Item	Feature	Description	Significance	Proposed Works	Impact	Justification / Mitigation
18	Renovate roof and replace rainwater goods		Low	The roof will be completely stripped and renewed, re-using existing materials and retaining original features as far as possible.	Medium	Removing the roof coverings is necessary to allow repairs to the roof structure and concealed box gutter to proceed. Adding insulation above the rafters will marginally increase the height of the roofline. Bargeboards could be added to the verges to disguise the increased roof build up as at 'The Foundry' opposite the annexe, which is a similar building and a planning precedent for our proposals. New conservation style rainwater goods painted grey/black.

# 8.0

## Conclusions and Recommendations

### Conclusions

This heritage statement has described the significance of The Bell Annexe in terms of its archaeological, artistic, architectural, and historical qualities. The statement of significance is based on findings of site investigations, examination of historical maps and records (including a search of the Hampshire HER), and conversations with local historians and residents. As such, it satisfies the requirements of NPPF Paragraph 194, and enables the LPA to make a balanced assessment of the impact of the proposed changes on that significance.

Any heritage asset has a social and economic value and represents a cultural resource for learning and enjoyment. However, the historic environment is constantly changing; a previous heritage statement (November 2021) for the principal listed building explains that after closing in March 2020, The Bell (including the annexe) has no apparent future in its current use and condition, so that its heritage significance will be best preserved by finding a new type of use, and by allowing both buildings to begin a new historical association.

Whilst reasonable efforts should always be made to avoid or mitigate adverse impacts on significant places, The Bell has reached a point of crisis, and in such a situation it's necessary to balance the public benefit of the proposed changes against perceived harm to the building. The NPPF strikes a balance between sustainable development and protecting the historic environment; it is not the role of the LPA to attempt to preserve all aspects of heritage buildings irrespective of their significance: the weight attached to heritage values should be proportionate to their significance and the impact of the proposed changes.

The proposed scheme affects an ancillary building that is considered to be curtilage listed and is identified as a 'positive building' in the Odiham Conservation Area Appraisal and Management Plan. The statement of significance concludes that the special interest of the annexe relates more to its local context and the townscape than aspects of the building's interior.

Planning legislation extends the listed protection of The Bell to the Annexe, which lies within the site boundary of The Bell, and is considered to be a curtilage-listed building. However, this protection is really an accident of planning law: the annexe is remote from the principal listed building and doesn't affect its setting; and it seems likely that the annexe was originally built as an ancillary structure to a different building.

As a curtilage-listed building, the annexe doesn't automatically acquire special interest or heritage significance: the situation has to be approached in terms of its own facts and circumstances. I conclude that the annexe has less interest than the principal listed building, and its significance could be adequately protected by virtue of being included in the Odiham Conservation Area, where the Townscape Appraisal Map identifies it as a 'positive building'.

### Recommendation

Based on my conclusions, and without prejudice to the duties of the LPA under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, I suggest that the parallel duties set out in Section 77 are more relevant to the future of this building, where: 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

I also suggest that the best way to manage and assess the impact of any change on the Annexe is in terms of the policies and guidelines set out in the Odiham Conservation Area Character Appraisal and Management Plan and the Odiham and North Warnborough Neighbourhood Plan.

According to these guidelines, the contribution of 'positive buildings', such as the Annexe, is defined in terms of how 'their style, detailing and building materials provides the streetscape with interest and variety.' These issues have been carefully considered during the design process; Part 2 of this document explains why the proposed development is a suitable response to the site and provides further detail under the headings: 'scale, materials, and appearance'.

A useful precedent for designing and evaluating proposed change to the annexe is the neighbouring 'Foundry' building in Terry's Alley which was converted from a store room to a dwelling in 2018 (Hart DC reference 15/01207/LBC granted 07 August 2015). Additionally, the various extensions and alterations to 4 Webb House and 113C High Street, either side of the annexe are helpful examples of recent approved changes to the local area.

The Bell closed permanently in March 2020; the annexe has no apparent future as an ancillary building or other commercial use. A change to residential use like the 'foundry' would ensure the long term, sustainable future of the building.

I consider the public benefits of bringing the annexe back into beneficial use as a dwelling outweigh any harm caused by this changes, which are shown in Section 7 Heritage Impact Assessment to be cumulatively less than substantial.



Above: West and north elevations of the annexe facing Terry's Alley, also 4 Webb House.

Below: East elevation of the annexe and door to a raised deck in the yard of The Bell.

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