

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	242872 + 242873
Address:	The Swan, Basingstoke Road, Three Mile Cross, RG7 1AT.		
Proposal:	242872: Full application for the proposed demolition of rear extensions preceding the erection of new single storey extension. Addition of pergola and pathway from carpark to new entrance, including associated landscaping. Replacement of existing boundary wall. Removal of existing storage outbuilding. Installation of new driveway. 242873: Listed building consent for the proposed demolition of rear extensions preceding the erection of new single storey extension. Addition of pergola and pathway from carpark to new entrance. Replacement of existing boundary wall. Removal of existing storage outbuilding. Installation of new driveway.		
Heritage Asset:	The Swan – grade II listed building. The Mitford – grade II listed building. Three Mile Cross Area of Special Character – Council identified of non-designated heritage asset status. Listed buildings are classed as designated heritage assets under the NPPF (2024) and in the Council’s Local Plan policies.		
Site Visit Made:	Yes		

Summary Of Recommendations

In-principle acceptable albeit from a heritage stance it is considered there is a need to amend the design and provide further details as to the exact nature and extent of the alteration works to the 19th century rear range.
as insufficient information provided to be able to adequately assess the potential impact to it.

Comments On Proposal

The Swan is situated, set back, on the eastern side of the Basingstoke Road, in Three Mile Cross. The public house is situated within an area identified by the Council as being an Area of Special Character, in which a number of listed buildings and other historic period buildings are to be found. The public house has a small forecourt area to it, with a driveway to the northern side of the building, which leads to the grounds and car parking to the rear of the public house.

The Swan has, since 1987, held the status of that of being a listed building, and is

said to date back to the early 16th century. Originally a cottage prior to becoming a public house, the building having been altered and extended in the 18th and 19th and late 20th centuries. The historic core to the Swan being the two-storey element fronting the road, which has a rectilinear planform, being of a single bay depth and four in length. This historic core has painted/rendered exterior brick walling, an old tiled pitched roof, with timber framing to the upper portion of gable ends, with painted brick infill panels. Added to the southern end of the western frontage of the original building there a mid-17th century single storey extension that projects out perpendicular to the main building. Whilst to the eastern/rear aspect of the historic building is a one storey and attic storey slate hipped end pitched roof brick range that is understood to be the early 19th century in date. This rear range seemingly at least 200 years old, as it appear to predate the tall brick boundary walling that springs, off centred from the end of it, and forms part of the southern boundary to the site. This 3m high brick boundary wall extends eastwards, being of some 22m length (stepping down in height for the last few metres), with buttressing on the pub side of the boundary wall, and has a stone plaque imbedded in it, dated 1823.

Demolition Works

In terms of the intended demolition works to remove the modern additions to the rear of the property, as these latter additions to the property hold no architectural or historic worth and as such there is no objection to their removal.

Internal Works

Overall there are no issues with the proposed internal alterations within the historic front roadside range of the property. However, with respect to intended internal works to the early 19th century rear range the exact nature and extent of the alteration is not believed to have been clearly set out.

New Single Storey Extension

Broadly speaking the form, size and external finishes of the new extension is considered to largely sit well with the historic host building. That said, there is however concern with the manner in which it is proposed for the new extension to overlap, part way up, the north-eastern corner of the slate roof to the historic early 19th century rear range of the Swan. This is considered to be a somewhat incongruous arrangement harmful to the form and physical form of this historic rear range roof.

Historic Early 19th Century Rear Ground and Attic Storey Range

Evidentially this southern end rear single storey and attic range to the Swan is of an early 19th century date and is thought to be at least 200 years old, as it appear to predate the tall brick boundary walling that springs off-centred from the end elevation.

In terms of the proposals, the manner in which the new extension would overlap onto the NE corner of this historic range is considered to neither preserve nor enhance this element of the designated heritage asset, though the visual compromise to the traditional hipped roof. Furthermore, the submitted drawing PL 015 P1: Sketch Mechanical Layout, would appear to indicate that in having the AHU in the attic space of the rear 19th century range requires the need to breach the

walling and/or the roof structure of this rear range in a number of locations to facilitate the routing of ducting and pipework. Instead setting the AHU on the flat roof of the new extension would appear to be a solution that avoids harm to the historic rear range.

Internally, the intended works to this early 19th century rear range is not considered to have been made adequately clear in the application with respect to the apparent structural works and alteration of the attic space as to the exact extent and nature of the works. As such it, and in absence seemingly of any assessment in the heritage statement to alterations impacting this historic rear range it there is presently insufficient information provided to be able to adequately assess the potential impact to this historic addition to the Swan.

Pergola

Whilst not necessary being of the opinion that the proposed pergola structure to two sides of the new extension does not necessarily visually distract from the composition of the extension and its relationship with the historic public house. It is however acknowledged the addition of the pergola itself would not have any direct physical harm to the historic fabric of the Swan.

Southern Boundary Wall

It is reported that the condition of part of the length of the tall southern boundary brick wall is poor state and leaning such it is proposed to take down and rebuild the faulty portion of the walling, utilising the existing bricks and to the same height.

From the proposed ground floor plans the section of boundary wall to be taken down and rebuilt extends from the point where it abuts with the end wall of the 19th century rear range and approximately correlates in length with that of the length of the new extension, which would be built alongside it.

Whilst from a heritage stance it is somewhat regrettable that the intention is to rebuild a substantial length of this historic early 19th century boundary wall as whilst it may appear the same form and use the original bricks, it would however no longer be original length of walling. That said the need to rebuild the length of walling is understood as the lean to it is such that it is considered no longer feasible to further buttress the walling.

The drawing 1 01 Rev. A: Proposed Foundation Plans indicate the new extension structure to the Swan would be of a brick-block cavity wall construction and sit directly beside the rebuilt section of boundary walling, with a foundation, seemingly for both the extension wall and that of the boundary wall, and which would extend in to the neighbouring land not under the applicant's ownership.

Given the requirement to rebuild this length of boundary walling adjacent to which the proposed extension to the Swan public house would be built beside it would seem perhaps more ideal to incorporate the extension's wall with the boundary walling.

In summary from a heritage stance the proposals are considered **in-principle acceptable** albeit there is a need to both amend the design with respect to omitting

the manner in which the new extension overlaps the corner of the 19th century rear range. This encroachment onto the roof of the early 19th century range, and the alterations of it for the air extraction system that are considered of harm to the significance of this element of the listed building. As such the recommendation is that from a heritage stance the design needs modification to address those concerns. Furthermore details are considered to be necessary as to the exact nature and extent of the alteration works to the 19th century rear range, as insufficient information provided to be able to adequately assess the potential impact to it.

Conditions

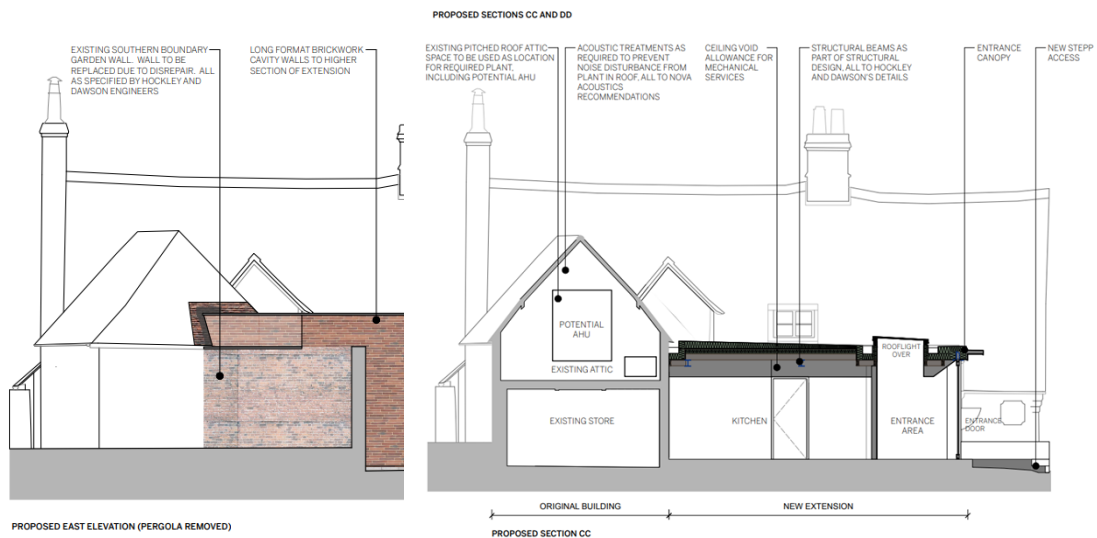
To be advised prior to determination of applications.

Date:	17/04/2025	Signed:	Keith Frost Built Heritage Officer
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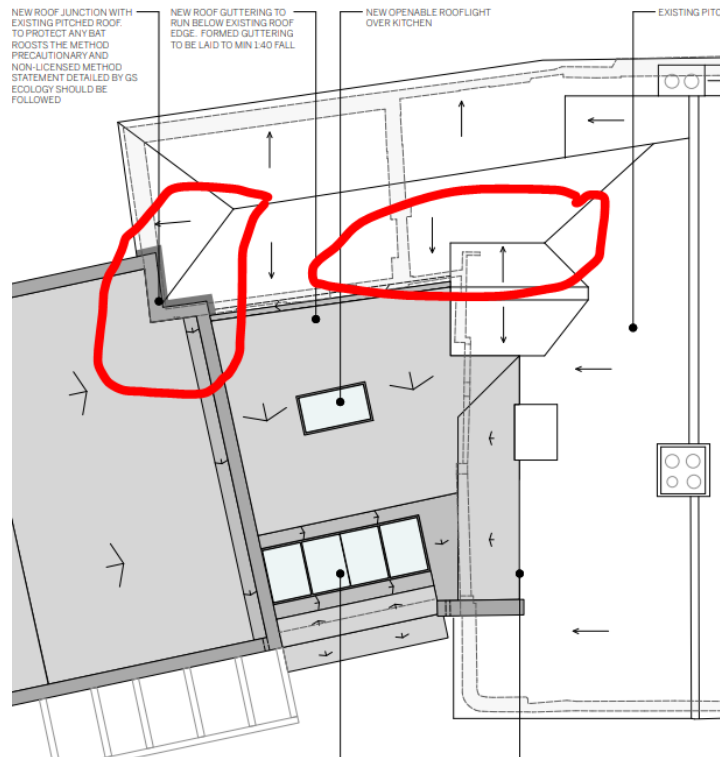
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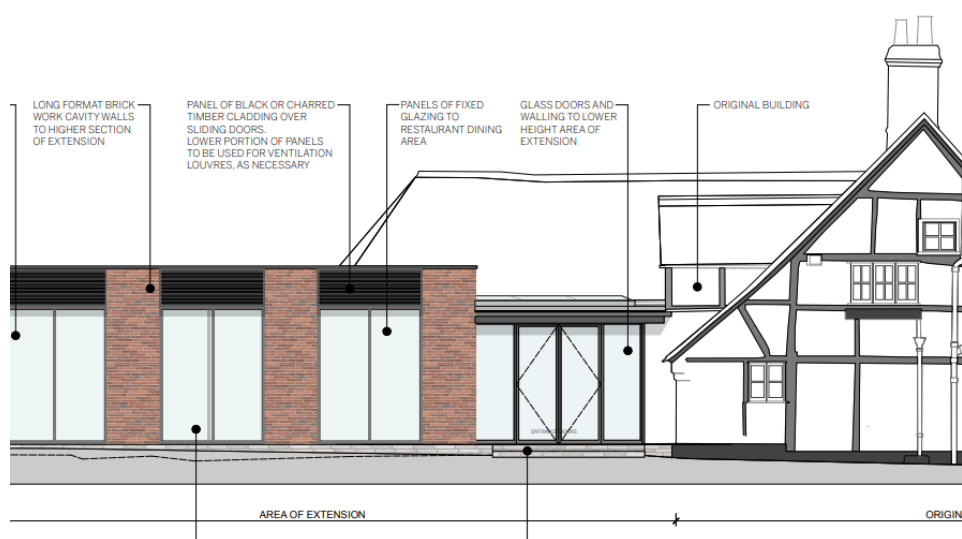
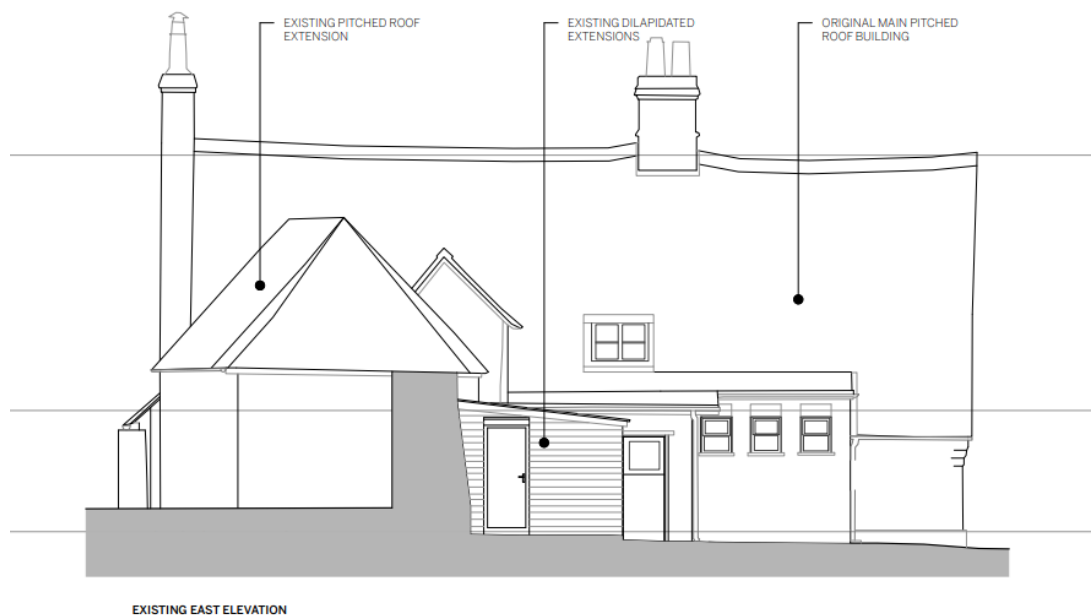


The aerial photograph shows a flat roof fillet to southside of asymmetrical pitched roofed dormer not shown on roof plan. Other highlighted area is the overlap of new extension to SE corner of rear range.



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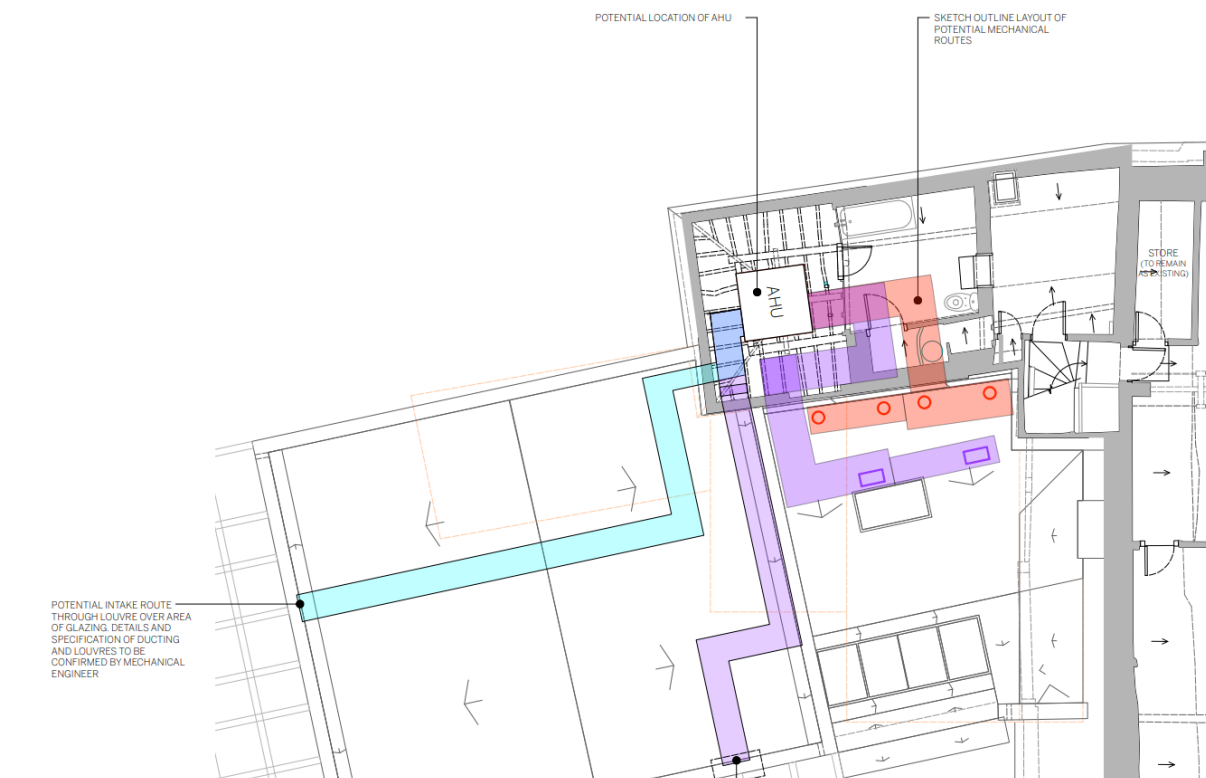
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Both existing and proposed north elevation drawings do not show the small flat roofed dormer that is thought should be visible in these views.

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Extract from Drawing PL.015 P1: Sketch Mechanical Layout.

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