

Heritage Statement for THE SCHOOL HOUSE, SCHOOL HILL, WARNHAM RH12 3QN



Warnham's former Church of England School was designed by Sir Arthur Blomfield and built in 1878. It was used as a school until 5th November 1974 and stood empty until 1979 when it was converted for residential use into two houses, The Old School & Gramercy.

The School House is attached to The Old School (located on the far right) with the front door access & the garden on the side. The property has always been residential, formerly being the teacher's residence. When the school closed in 1974 it became a rental property until purchased in 1977 by the previous owners.

The buildings were listed Grade II on 28th November 1980 (list number 1026896) and they stand within the Warnham Conservation Area overlooking the Green.

Whilst Blomfield is known as a Gothic revivalist, his design of Warnham's school incorporated key features of the emerging Arts and Crafts Movement. The use of traditional materials of brick, stone and tiles, the asymmetrical composition and the use of well-proportioned pitches, buttressed elevations, arched doorways and steeped belfry illustrate the romantic vernacular themes that came to characterise the Movement.

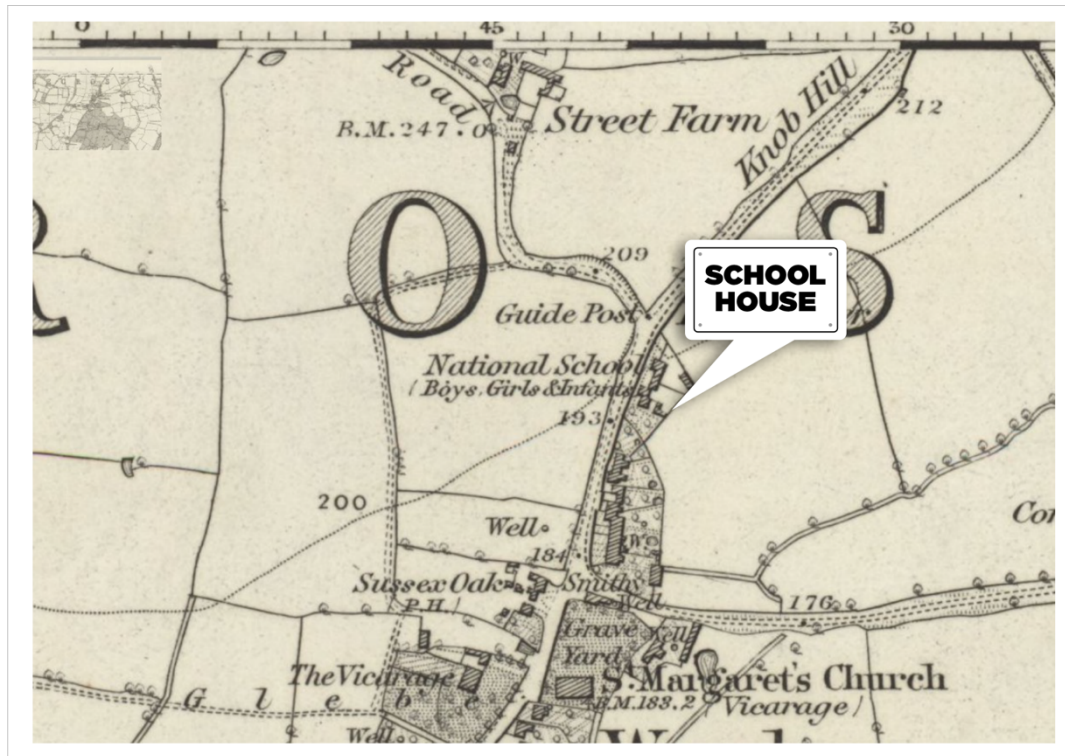


Photograph circa 1900



Photograph March 2021

The School House is evident on the ordnance survey map dated 1880.



On the map dated 1961 it is evident that the outbuildings are joined to the house by a courtyard area.



Assessment of the Impact of the Proposal

The property is a Grade II listed building located within a Conservation Area, valued for its historic and architectural interest. The existing timber casement windows make a positive contribution to the character and appearance of both the listed building and the wider Conservation Area.

The proposed replacement windows are designed as replicas, ensuring that the special interest of the building is preserved. As the replacements will be visually indistinguishable from the existing windows, the proposal is assessed as resulting in no harm to the significance of the listed building or the Conservation Area.

Description of Proposed Works

Replacement of existing timber casement windows with exact timber replicas incorporating slimline 4-8-4 glazing

Listed Building Consent is sought for the replacement of existing timber casement windows with new timber casement windows manufactured as exact replicas of the existing.

The proposed windows will match the existing in all respects, including:

- Overall dimensions and proportions
- Opening style and ironmongery to be consistent with the original
- Timber sections, frame depth and profiles
- Glazing bar layout and sight lines
- Paint finish and installation method
- Original corbels restored and repainted

The only alteration is the use of slimline 4-8-4 double-glazed units, carefully selected to sit within traditional timber sections without altering the appearance of the windows either internally or externally.

The glazing units will be installed to ensure there is no change to the external elevations or historic fabric of the building. The windows will look identical to the current ones with no increase in glazing bar thickness. Therefore their traditional appearance will be retained within the Conservation Area.

Justification

The replacement of the existing windows are necessary due to deterioration of the timber. This has been increased by condensation, made even worse by the longterm use of secondary glazing, despite being opened regularly. We would like to improve thermal performance, eliminate the condensation issue and therefore increase energy performance and sustainability.

The use of slimline 4-8-4 glazing provides improved insulation while enabling the retention of traditional window proportions and detailing. This approach represents the least intrusive solution and supports the long-term preservation and viable use of the listed building.

Materials & Details

- **Frames:** Painted timber to match existing
- **Glazing:** Slimline 4-8-4 double-glazed units
- **Finish:** Traditional painted finish to match existing white
- **Installation:** Into existing reveals with no alteration to masonry

