

ST BARTHOLOMEW'S
CHURCH - THE LINK
COMMUNITY HUB

HASLEMERE

ALTERATIONS AND REPAIRS

HERITAGE STATEMENT

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St Bartholomew's Church - The Link Community Hub Haslemere

Alterations and repair

1.0 Aim of the Heritage Statement

The Heritage Statement aims to establish from sources readily available a view of the significance of the building. The Heritage Statement is designed to be a tool, which will allow the careful management of change within, or associated with The Link Building at St Bartholomew's Church, Haslemere.

2.0 Background

The Heritage Statement has been drawn up in light of the future proposals to provide a sustainable future for The Link Building, to allow greater flexibility for community use.

The Heritage Statement has been prepared by Rafaela Citron and John Bailey of Thomas Ford & Partners in March 2023. The statement will be circulated to Waverley Borough Council and their consultees as part of the Planning Application.

Please note that the Heritage Statement is drawn up only from sources currently available and that it is an evolving document that will need to be reassessed in the future.

3.0 Understanding the site

Location

The site is located within the town of Haslemere, which is in the administrative control of Waverley Borough Council. The site is only 9 minute walk from Haslemere's train station. Trains from Haslemere offer direct onwards travel to London (Waterloo).

The site, where both St Bartholomew's Church and The Link Building are located, covers an area of approximately 0.45 hectares. The church building is located towards the south of the site and surrounded by a churchyard with a public footpath to the south of the church, that links Tanners Lane and Derby Road. The Link Building is located to the north of the site, very close to the north boundary wall and is indicated below in the red circle.

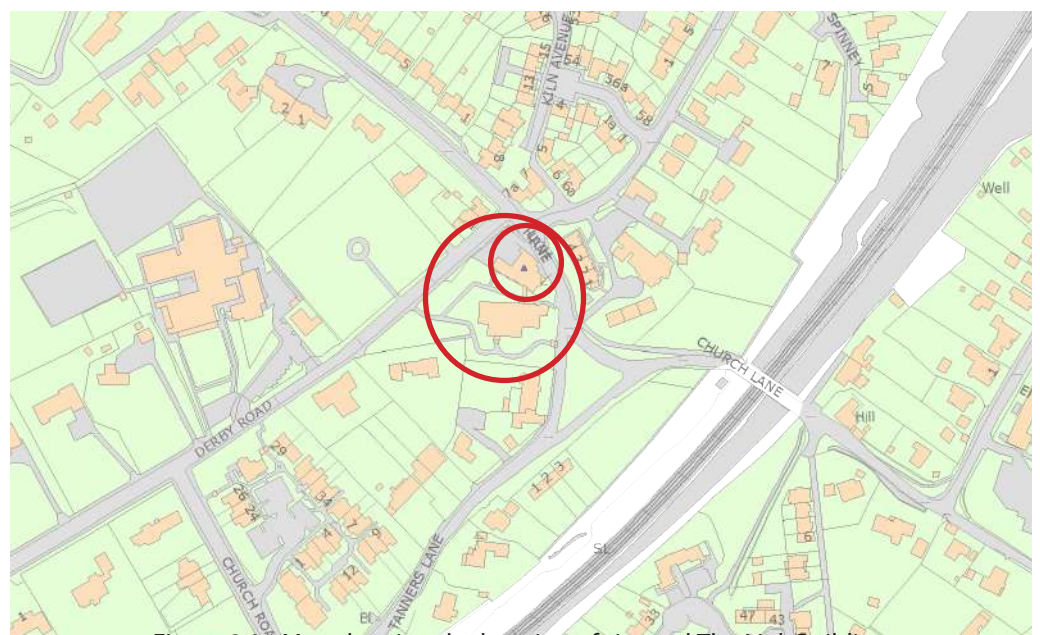


Figure 3.0 - Map showing the location of site and The Link Building



St Bartholomew's Church - The Link Community Hub Haslemere

Alterations and repair

The site is located within Haslemere Conservation Area and there are a number of designations/characteristics which apply to the application site, including:

- St Bartholomew's Church: Grade II Listed Building
- The Link Building (former St. B. Church School) : Grade II Listed Building
- Wall and Gate Piers to St Bartholomew's Church: Grade II Listed Building

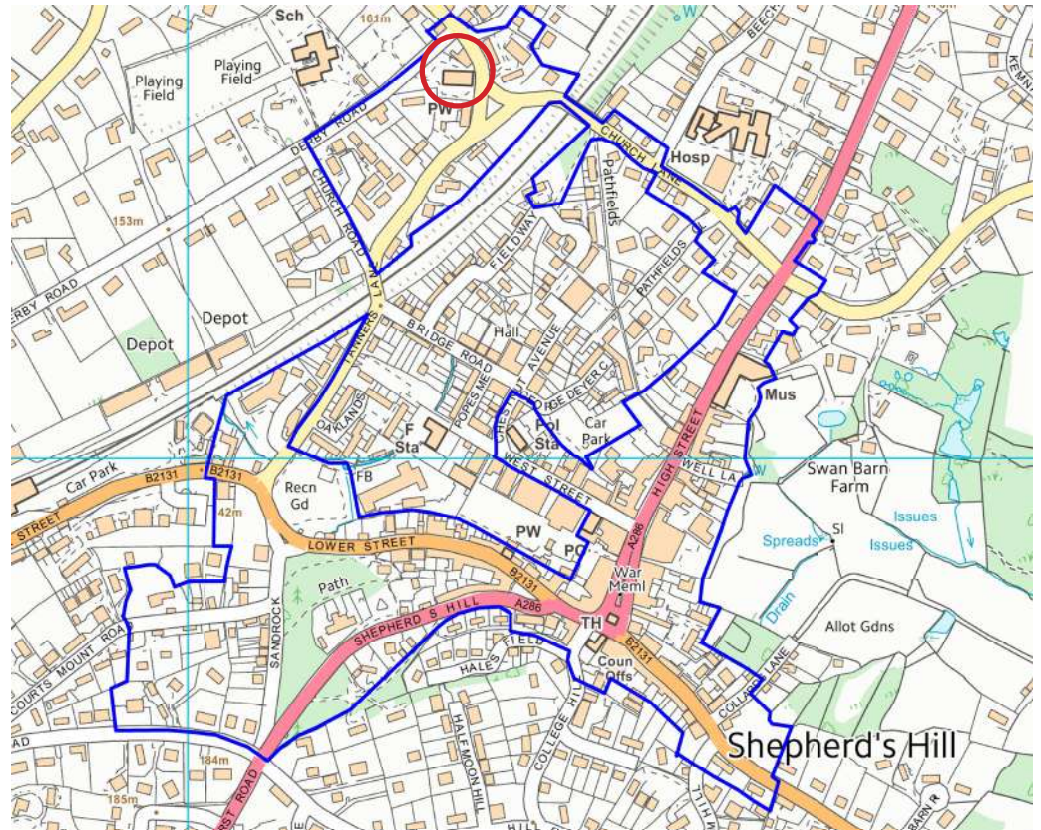


Figure 3.1 - Map showing, in blue, the boundary of Haslemere Conservation Area



Figure 3.2 - Photograph of the access to the Link Building, via Tanners Lane



St Bartholomew's Church - The Link Community Hub Haslemere

Alterations and repair

About Haslemere

Haslemere is located within Surrey, in the Surrey Hills Area of Outstanding Natural Beauty, and is near the border of Hampshire and Sussex. Prehistoric tools and weapons have been discovered in the area dating from Celtic and Romano-British times. However, very little is known about Haslemere until the 12th Century, when a chapel was built in the town.

In the late 14th Century, Haslemere was granted a Charter by King Richard II, authorising a weekly market. This was then later renewed by Queen Elizabeth I when she made the town a Borough and permitted two annual fairs. The town still celebrates this by holding a fair, known as the Charter Fair, every other year.

The town lost its Borough status in the Reform Act of 1832. However, the opening of the railway in 1859 helped further increase Haslemere's population.

Haslemere was originally part of the Ancient Parish of Chiddingfold and became a separate ecclesiastical parish in 1838.

About the Church

St Bartholomew's Church retains its probably C13 west tower, but it was substantially rebuilt in 1871 in the Early English style by J. W. Penfold.

It has a number of interesting internal features including its good open crown post roof to the nave, a polychromatic font of 1870 and of greatest interest, a Tennyson memorial window designed by Burne-Jones and a fine tapestry on the organ chest depicting angel musicians by Morris and Co. It has been a Grade II Listed Building since 1977.



Figure 3.4- Photo of St Bartholomew's Church. The Link Building is to the left.



St Bartholomew's Church - The Link Community Hub Haslemere

Alterations and repair

About St Bartholomew's School

St Bartholomew's Primary School was founded as a National school in 1813. In 1869, a School Board was established in Haslemere, which commissioned the construction of a new building adjacent to the parish church.

There were several changes and additions to the school building, which we will cover on the next section. It was used as a mixed department school until 1902, when it was converted into an infant school.

The infant department used to accommodate 224 infants which represented 8 square feet per scholar. This explains all the additions that the building received along the years. In 1904, there were 147 infants registered on the book, with an average over time of 129 infants, with the highest being 170. There were separate playgrounds and separate entrances for boys and girls.

In 1904, the building was described as being in fair condition externally, with only a few repairs required to the roof tiles and flashing. The premisses were said to be sufficient, but not satisfactory, as many rooms were in need of rearrangement, as the rooms were either too small or in a not suitable shape (i.e. too narrow and long), with lighting and ventilation being unsatisfactory.

The school was designated as a Grade II Listed Building in 1977, at the same time as the church, for its group value with the church. The school moved to its current site, on Derby Road, in 1976 and the building continued to being used by the parish.

The Link Building importance within the town

According to Haslemere Town Centre Conservation Area Appraisal, the view near the railway bridge, on Church Lane, looking up at the St Bartholomew's Church, is one of the significant views in the CA, that should be preserved. The documents mentions the house to the right, the Church Hill House, but The Link Building is not mentioned in the appraisal.

After its closure as a school, in 1976, it has been used for a number of educational, community and parish activities. Whilst owned by Haslemere Parochial Church Council (a registered charity) it is available for community use and private functions, being an important asset for the community of Haslemere.



Figure 3.5- View from Church Lane



St Bartholomew's Church - The Link Community Hub Haslemere

Alterations and repair

4.0 Architectural development of The Link Building

As mentioned previously, the building has suffered many alterations during its 150 years. From the below maps, it's possible to see that there was a building on site, to the north of the church, prior to opening of the school in 1869. The building was then enlarged to become St Bartholomew's school and acquired an L shape, as shown in the second map below. It is possible to see two entrance porches, one to the northeast and the other to the south, possibly boys and girls entrances.

Later in the century, as seen in the 1898 map, the building was extended again towards the north boundary and towards the churchyard. A further extension to the northeast replaced the north porch and became the entrance to the boys. In the early 20th century, the building was extended again, but this time to the southwest, creating an additional room with a new chimney, and also two small additions to the north west and northeast.

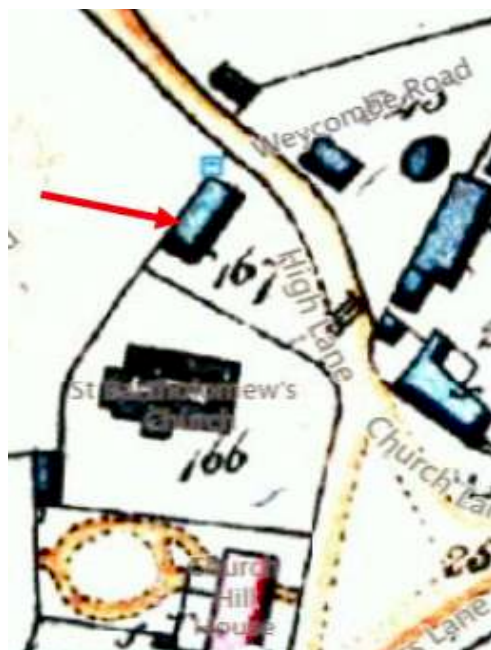


Figure 4.1 - 1838-1852 map



Figure 4.2 - 1872-1886 map

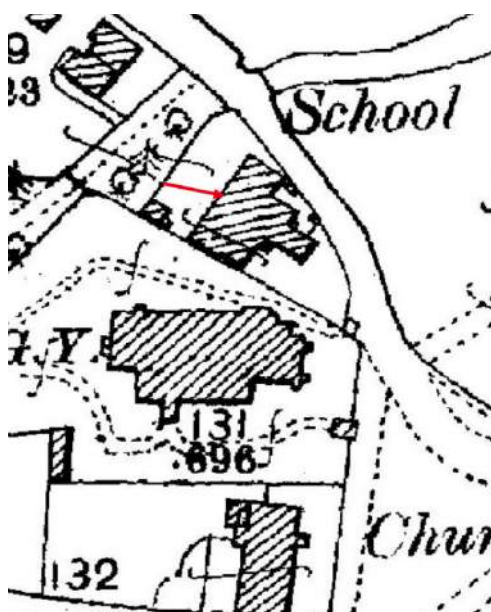


Figure 4.3 - 1898 map



Figure 4.4 - 1913 map



St Bartholomew's Church - The Link Community Hub Haslemere

Alterations and repair

Two years after the school was converted into an Infants School, in 1902, it was surveyed and a report described its condition. It also reported that the school was erected in 1860 and altered in 1870, 1893 and 1896.

The report described the building as having three entrances, two for the boys and one for the girls, with the two entrances to the north being partly used as cloakrooms and doors opening inwards. According to the report, the room being used at the time as a cloakroom was originally used as a classroom and that's where the toilets are located in the present. There was no water in the building at the time (1904) and the surveyor recommended that the water issue was solved as soon as possible.

The main room (see plan below) is described to be in an awkward shape, as it was too long and narrow, but with good lighting and ventilation. The heating in this room came from an open fireplace, which no longer exists and is believed to have been in the location of the original chimney. It was described as being badly placed.

Classroom A was indicated as a good room but also with a not adequate shape. It was also heated through an open fireplace and it was said that the flue pipes were running through the room instead of within a wall. The surveyor recommended that a new stove was to be located in a more suitable position and the flue pipe taken through the wall.

Room B was being used by babies. According to the report, it was a good room, with fair light but bad ventilation, since only the top part of the windows is operable. It was heated by a small combustion stove.

Classroom C, the latest addition, possibly between late 19th and early 20th century, was described as a good one, with good lighting but not so good ventilation. The heating was through an open fireplace and was considered to be satisfactory. The toilets were located outside, the girls toilets to the south corner of the boundary wall and the boys to the north.

It is not clear if the mark ups in pencil are proposals or an as built indication, but it could be a proposal from the surveyor of how to improve the building.

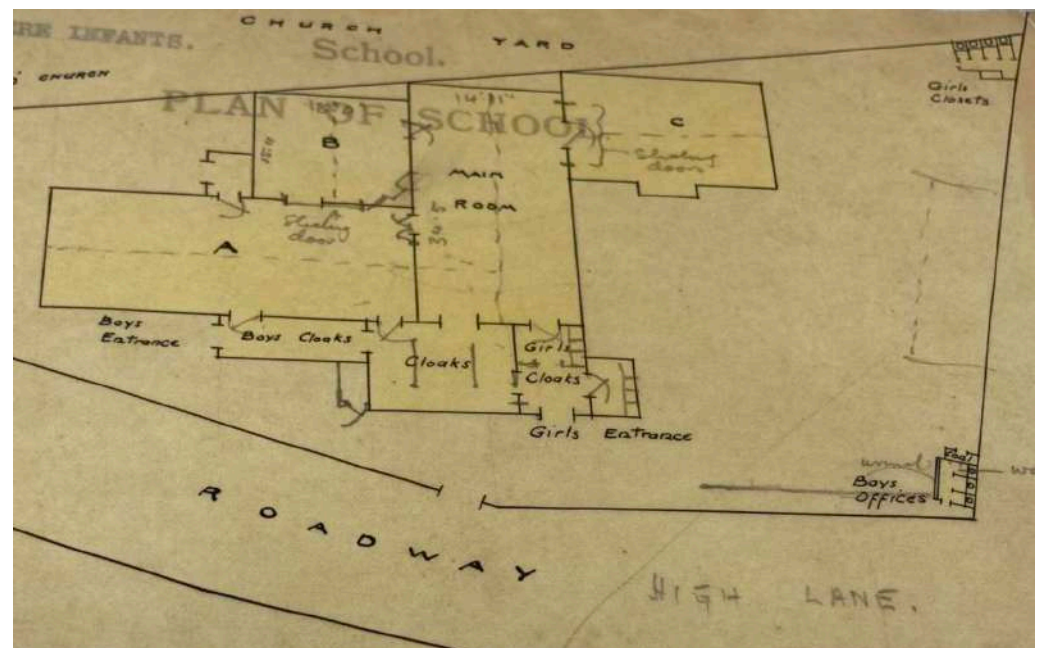


Figure 4.5 - 1904 floor plan



St Bartholomew's Church - The Link Community Hub Haslemere

Alterations and repair

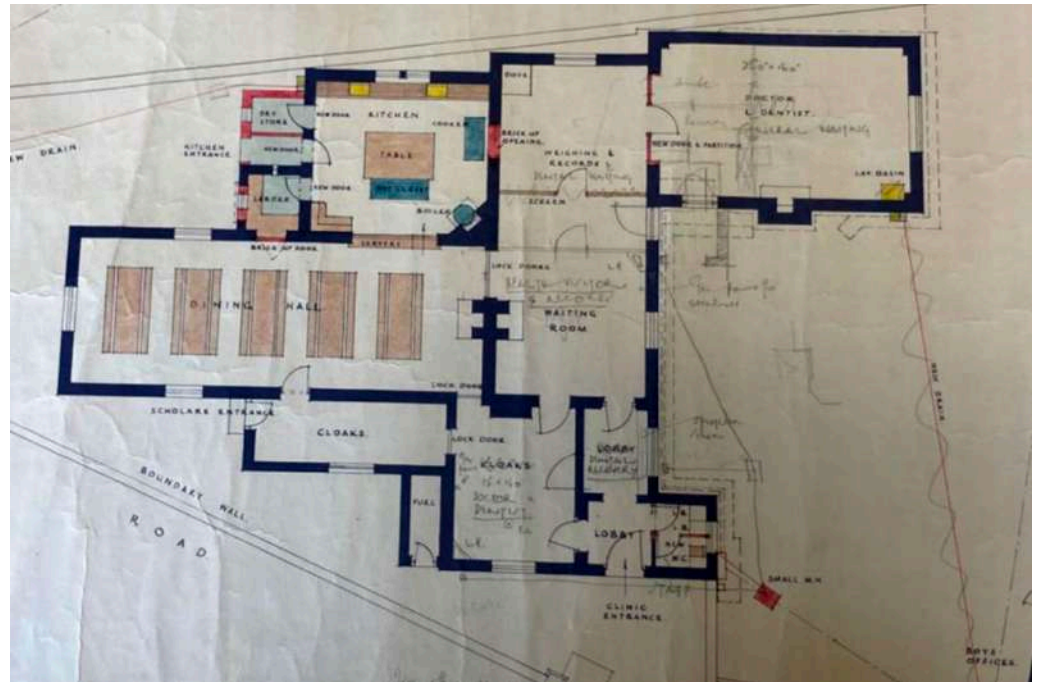


Figure 4.6 - 1942 floor plan

The 1942 plan above shows what seems to be a plan to convert part of the school into a medical clinic. The girls entrance would become the clinic entrance, and boys and girls would share the entrance to the northeast. The large cloakroom would become a doctor's room and the scholars would share the space along the entrance, that would lead into the dining room. The doors leading to the former larger cloakroom would be blocked.

A new kitchen would replace room B (the babies room), with a servery into the dining room. A small extension to the south would serve as storage and access to the kitchen. The original entrance from the south would be blocked up, as well as the access between rooms B and C.

This plan shows the open fireplaces between room A and the main room, that were described in the 1904 report but not shown on the plan. The main room would be split into two: the waiting room to the north and a weighing and records room to the south. Room C would become a doctor and dentist room, with a new door and partition between the previous main room.

Based on the plans, it is possible to say that up until 1942, the main chimney was located at the centre, possibly where the open fireplaces were. When the building was listed, in 1977, it is possible that the original chimney was still standing, as Historic England described it as "Tall chimney, with conjoined stellar shafts, at crossing". The chimney standing now is not tall, but a photo from 1868 shows a taller one, right at the middle of the roof, centred with the ridge, and projecting above it around 2.5m.

The current chimney is located further south and is barely visible from the street, projecting over the ridge of the main roof only around 1m.

Anecdotal evidence from local residents is that the original chimney was demolished in the mid 1970's, leading to a fondly remembered extension to the school summer holiday due to construction delays.



St Bartholomew's
Church - The Link
Community Hub
Haslemere

Alterations and
repair



Figure 4.7- 1868 photograph, showing what is believed to be the original location of the chimney



Figure 4.8- View from Tanners Lane, taken from Google Street View 2023



St Bartholomew's Church - The Link Community Hub Haslemere

Alterations and repair

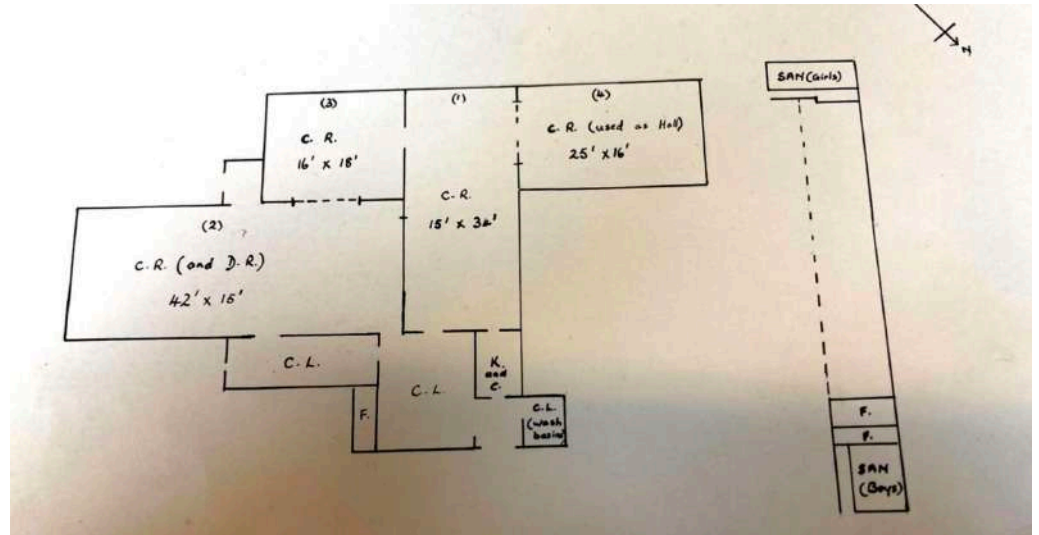


Figure 4.9 - 1951 plan

Looking at the 1961 plan above, it is possible to say that the building has remained as a school, with a few changes, i.e. the addition of a small kitchen and a servery to the main room.

In 1995, the council has approved the below alteration to the building. The proposals included new partition walls to the former cloakroom to accommodate toilets. New beams have been inserted, which we can see from the recent images on the next page.

We can see from the plan that a new room (named committee room) had already been inserted, as well as an extension to the north of the former boys entrance. These two additions were probably built after the school's closure, in the 1980's. We can see on the drawings that the open fireplaces had already been removed and roof lights inserted, following a planning approval in 1991 to fit them where previous dormers had been demolished.

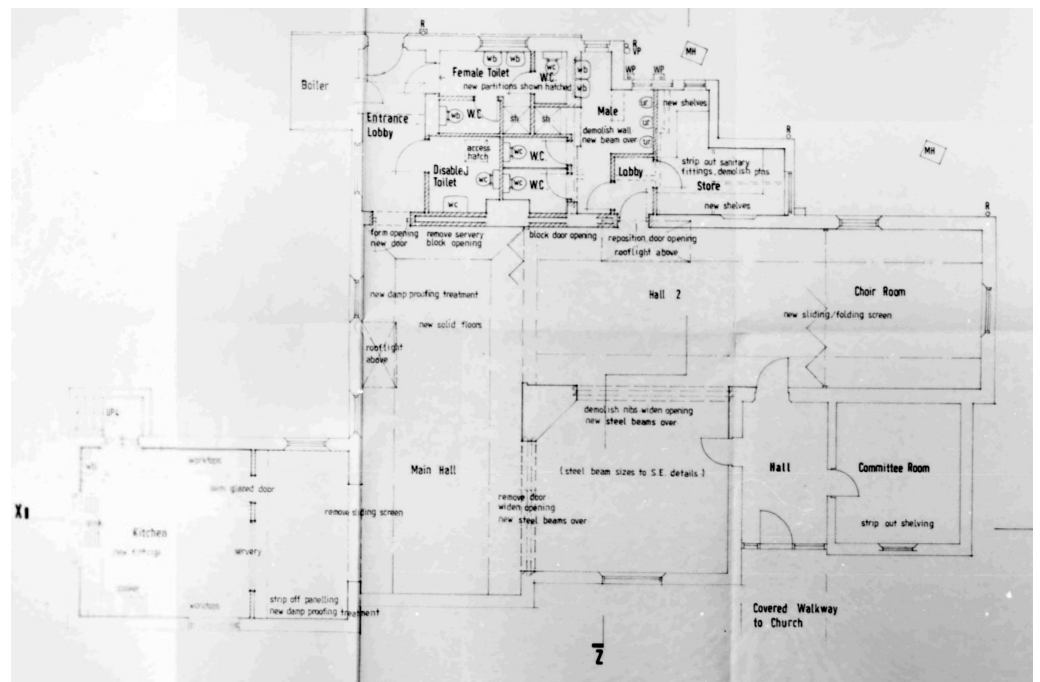


Figure 4.10- 1995 proposed floor plan



St Bartholomew's Church - The Link Community Hub Haslemere

Alterations and repair

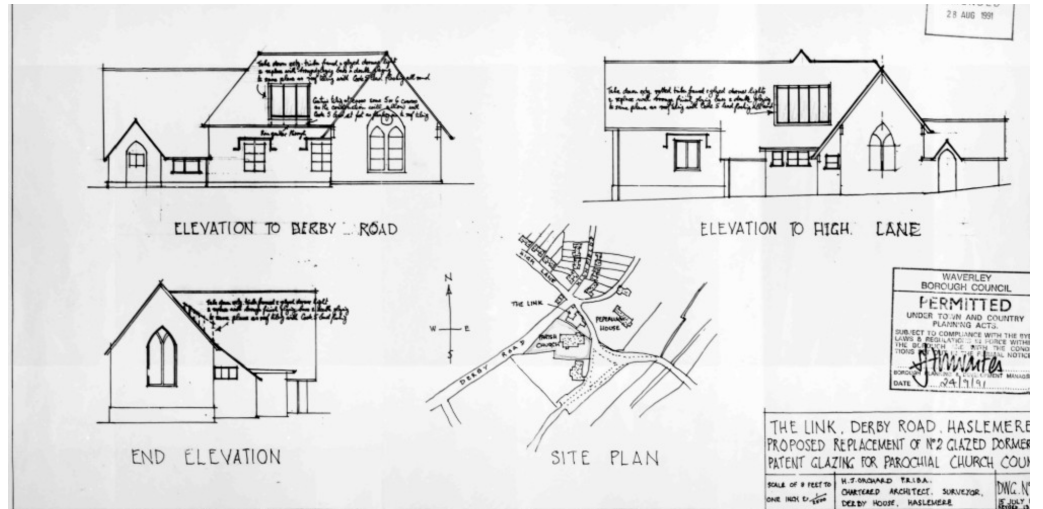


Figure 4.11- 1991 proposed elevations with new roof lights



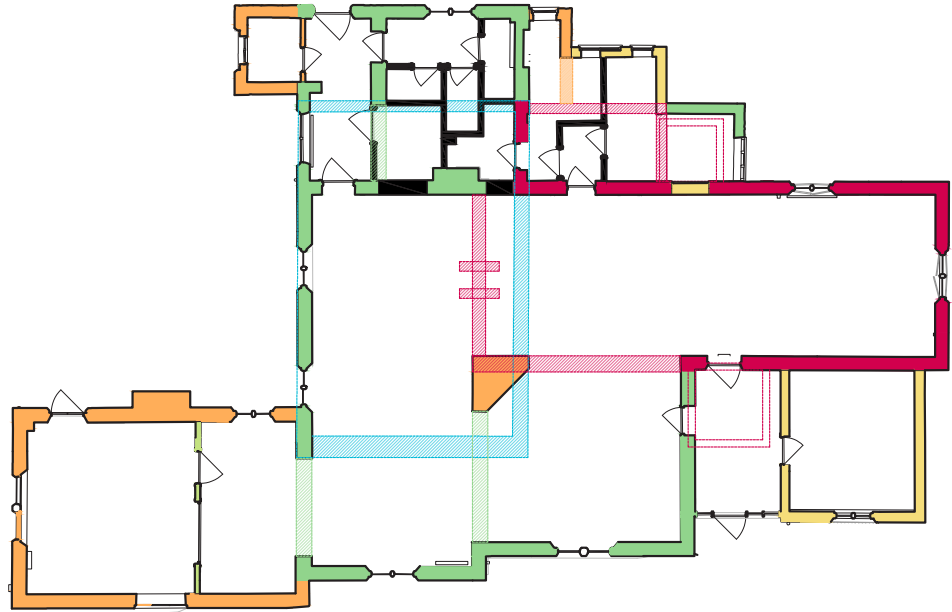
Figures 4.12 and 4.13 - internal photographs showing the beams inserted in the 1990's, when the walls were removed



St Bartholomew's
Church - The Link
Community Hub
Haslemere

Alterations and
repair

The drawings below were produced based on the presented research, indicating the possible construction phases of The Link Building:









-  1838-1852 (line of original building, demolished)
-  1872 -1886
-  1886 -1898
-  1900-1913
-  1980's
-  1990's

Figure 4.14 - Construction phases

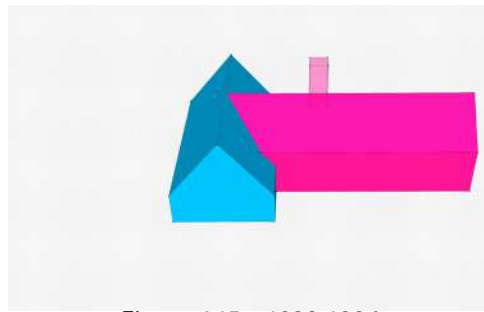


Figure 4.15 - 1838-1886

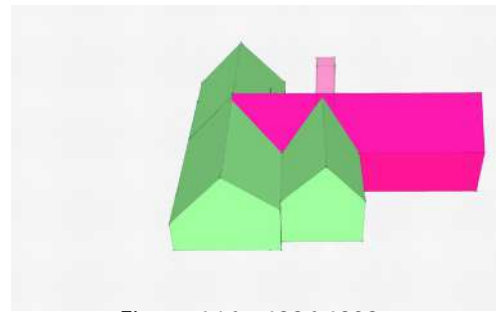


Figure 4.16 - 1886-1898

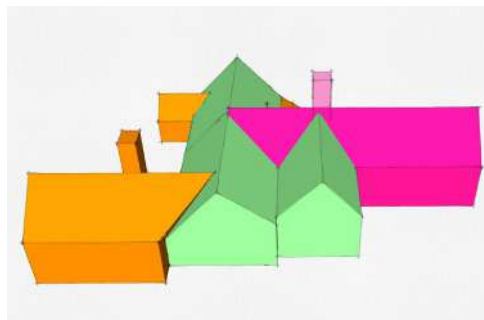


Figure 4.15 - 1900-1913

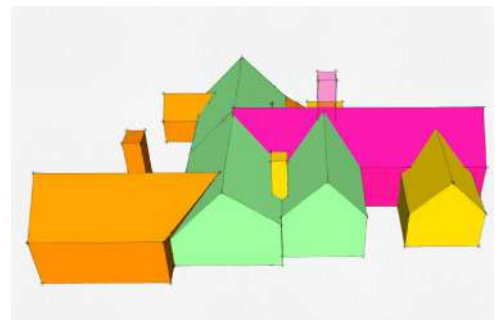


Figure 4.15 - 1980's



5.0 Description of existing building

The following text has been extracted from Historic England's official list entry:

HIGH LANE 1. 5393 (West Side) St Bartholomew's Church School. SU 9033 SW 1/53 II GV 2. Circa 1870. One-storey building of coursed freestone with steeply-pitched tiled roofs. T-shaped. The window in the leg of the T is pointed arched with Y-tracery and hoodmould. Hoodmoulds and chamfered reveals to other windows. Tall chimney, with conjoined stellar shafts, at crossing. Included for group value with church. Porch with pent roof and pointed arched entrance.

St Bartholomew's
Church - The Link
Community Hub
Haslemere

Alterations and
repair



Figure 5.0- View from the west looking at the southwest elevation



Figure 5.1 - View from east, looking at the southwest elevation



St Bartholomew's
Church - The Link
Community Hub
Haslemere

Alterations and
repair



Figure 5.2 - View from the west, looking at the north west elevation



Figure 5.3 - View from the north, looking at the north west and north east elevations



In the above images, it is possible to see that the whole building is built of bargate stone, with plain tiles roof. The walls built in the 19th century have little chips of ironstone set in the mortar, which was common in Surrey. The addition marked in orange and yellow in the plan on the previous page do not have this kind of mortar technique (also known as galleting).

The most prominent chimney is the one to the current kitchen, seen in images 5.2 and 5.3.



St Bartholomew's
Church - The Link
Community Hub
Haslemere

Alterations and
repair



Figure 5.5 - Internal view, showing the boys entrance to the cloakroom and into the dining room blocked up



Figure 5.6 - Internal view, looking east. Shows roof light and internal beam, both added in the 1990's.



St Bartholomew's Church - The Link Community Hub Haslemere

Alterations and repair

Site Archaeology

Existing evidence suggests a low but not negligible likelihood of prehistoric and Romano-British archaeology surviving within the site. In particular, the archaeological potential area here relates to the proximity of the church, with potential for burials in what may have been a more extensive cemetery focussed on the church from the medieval into the post-medieval period.

Previous impacts to the site might be associated with groundworks from the construction and development of the school buildings, the link to the church, and any associated services, but this is unlikely to have completely removed earlier archaeological remains.

Please refer to Archaeological Desk Based Assessment by Canterbury Archaeology.

6.0 Significance of The Link Building

As defined in the National Planning Policy Framework (NPPF), significance is "the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

Based on this research, we have concluded that The Link Building's significance comes from its group value with the church, as stated in the listing entry, but also due to its use as a school for more than 100 years. The use of the building and its significance to the parish and to Haslemere's community makes it a very special building to preserve for future generations.

The fabric of the building is also important, as well as its architectural features, but this is not what makes this building important. Therefore, its historic value - based on its continuous use - overcomes the architectural value.

The Link Building, linked to St Bartholomew's Church, in Haslemere is Listed Grade II. The statement has concluded that the following points are significant:

Exception Significance (of national importance)

- None

Outstanding Significance (high local or regional significance)

- The setting of the building in the town and wider landscape
- The view from Church Lane
- The link with the church
- Its continuous use, serving the parish and the community of Haslemere

Some Significance (worthy of note)

- The 19th and 20th century fabric
- The Y-tracery window to the east
- The chimney on the north east elevation

Neutral Significance

- The late 20th century chimney on the south east elevation
- The late 20th century extensions



St Bartholomew's Church - The Link Community Hub Haslemere

Alterations and repair

7.0 Interim impact assessment

Any changes to the Link Building will need to take into consideration its significance, described above. The building has been extensively used throughout its life and also modified many times to better accommodate the needs of the parish and the community. All additions and alterations tell the story of the building and its use and shows that the building is alive.

It is important that the building remains in use and that its significance may be enhanced by good design. The 20th century addition to the southeast of the building, as well as the roof lights and internal partitions were made in a time of little design control and any new proposals should take the opportunity to look at the building as a whole, having in mind its history and value, as part of St Bartholomew's church.

Heating, ventilation and illumination has always been an issue in the building. The new additions were not always appropriate and sometimes created spaces that were not suitable for use. For the building to continue being an important asset for the community, it needs to continue to allow changes, at the same time as respecting the heritage and its significance.

According to English Heritage, conservation is the process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance. This means that change in the building is welcome, as long as it does not impact negatively the values that made the building a heritage asset in the first place.



Figure 7.0 - View, looking east, showing St Bartholomew's Church, to the right, and The Link Building, to the left.



St Bartholomew's Church - The Link Community Hub Haslemere

Alterations and repair

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