# HERITAGE STATEMENT

In respect of:

**REPLACEMENT OF THE FOUR FIRST-FLOOR PLANTROOM WALKWAYS**

At:

**JELLALABAD BARRACKS BUILDING JE 0 056, TIDWORTH GARRISON,**

**SP9 7BQ**

On behalf of:

**Aspire Defence Services Ltd**

**November 2023**



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## 1.0 Introduction

1.1 This heritage statement accompanies an application for **listed building consent** for the replacement of the external first-floor plantroom walkway at Jellalabad Barracks building JE 0 056 (AKA Building 56), a Grade II listed building.

1.2 Building 56 is one of four mirrored early 20th century former barrack blocks arranged around a quadrangle within the centre of the camp, to the west of Kirkee Road, a trunk road that leads north from the main barrack's entrance on Bulford Road. The four blocks are linear buildings arranged around two yards and a central block. Building 56 is the north-westerly block of the group and, like the other blocks, is currently in use as offices.

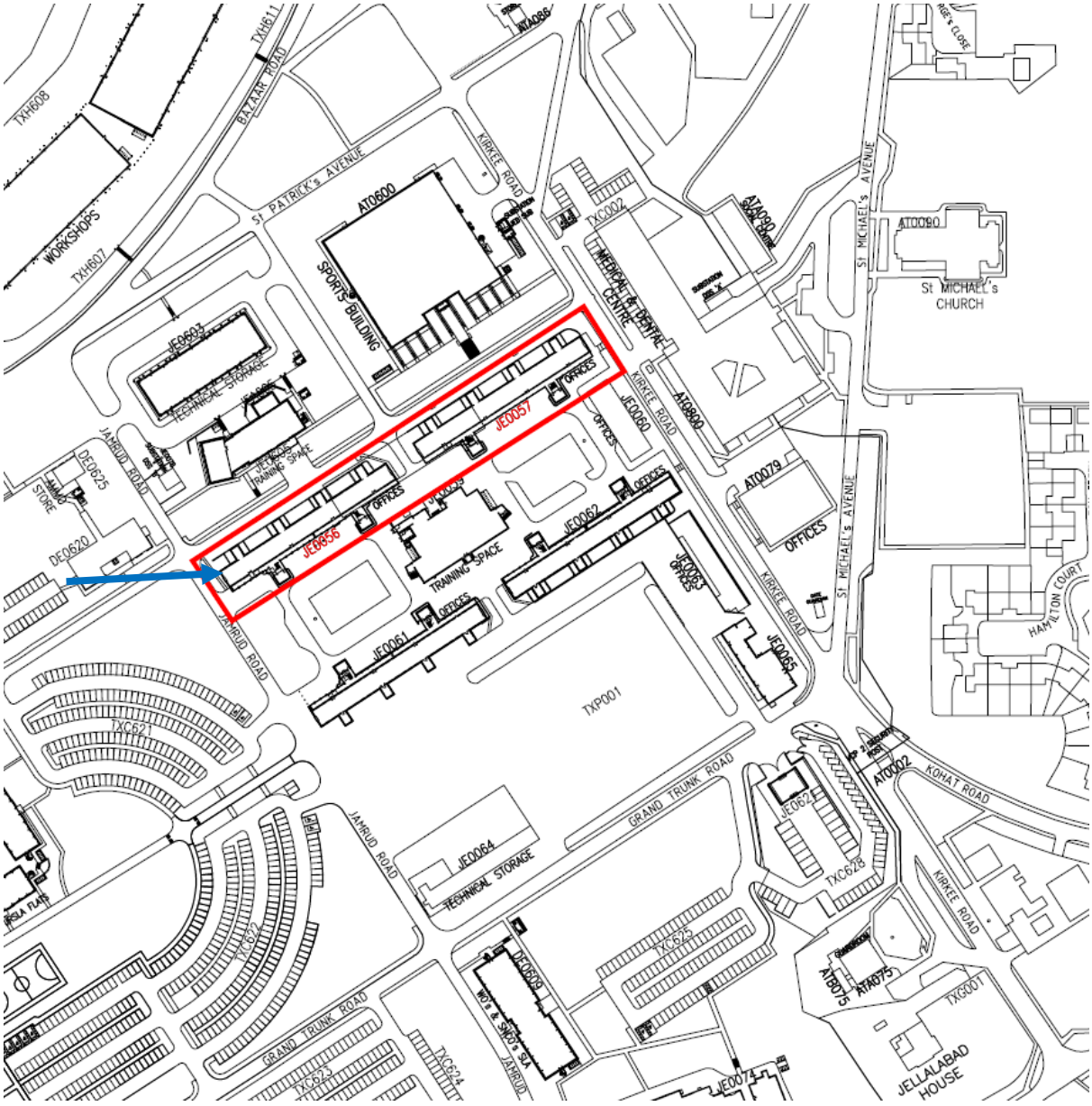


*Fig.1 Site location*

1.3 The report describes the heritage significance of Building 56 and provides an assessment of the impact of the proposals in accordance with the requirements of the National Planning Policy Framework (the NPPF, revised September 2023) and in order to meet the council's local validation checklist for applications affecting heritage assets.

1.4 The report was prepared by Elaine Milton BSc (Hons) MSc DipArchCons MRTPI IHBC on behalf of Aspire Defence Services Ltd. A site survey was carried out on 14 November 2023.

1.5 The assessment of significance was undertaken using the Historic England documents *Conservation Principles, Policies and Guidance* (2008), *Good Practice Advice Note 3: The Setting of Heritage Assets* (December 2017) and *Statements of Heritage Significance: Historic England Advice Note 12* (October 2019).

1.6 Information on the history of the site has been drawn from several sources, a list of which is presented on **p18**.

## 2.0 Heritage Designations

2.1 Building 56 is one of four similar purpose-built barrack blocks that were separately listed at **Grade II on 29 May 1990** and the listing amended on 15 March 1999. The list description for Building 56 reads as follows:

> *'Formerly listed in the Borough of Test Valley, Hampshire. Barrack block. c1905. Brick with rubbed brick dressings, brick ridge stacks and slate roof. Single-depth plan with 2 attached front towers containing NCO rooms and stores.*
>
> *EXTERIOR: 2 storeys; 7:7:7:7-window range. Symmetrical block with coped fire walls dividing 4 sections, each with central double doorway with boarded door, and segmental-arched paired 2/2-pane sashes with an overlight. Full length cast-iron 2-storey verandah has first-floor railings with diagonal bars. Pairs of sections have 2-storey square storage towers, connected by bridges to the first floor, above external dogleg stairs, and with 2 rear 6/6-pane sashes to each floors. Rear has 2 ablution blocks.*
>
> *INTERIOR: Not inspected but noted as having entrances leading to through passages between barrack rooms.*
>
> *HISTORY: Tidworth was built after the Army purchased Salisbury Plain for large-scale training manoeuvres. One of four identical double company blocks with six 12-man rooms, symmetrically arranged, and forming part of a battalion unit within Tidworth Barracks. Included as an example of an important type of standardised barracks design.'*

2.2 The building is noted in the list description for its contribution to **group value** (denoted by 'GV') and forms part of the group of four separately listed barrack blocks within the quadrangle (NB the central block within the quadrangle is unlisted).

2.3 The building is not located within a designated conservation area.

## 3.0 Description

3.1 Building 56 is one of a group of four mirrored former barrack blocks (along with Buildings 57, 61 and 62). The building is a long, symmetrical block constructed in orange brick, with some areas of render. Windows are single-glazed timber with rubbed brick lintels. The roof is hipped and covered in slate, and it is divided into four ranges with stone coped fire walls and with brick chimney stacks on the ridge. The roof overhangs the south side of the building allowing for a full-length two-storey verandah facing the central space.



*Fig.2 South side of Building 56*

3.2 The verandah is formed of concrete walkways supported on a series of cast iron columns and it has first floor railings with diagonal bars. The roof overhang rests on steel beams bolted to the columns via steel angle plates.



*Fig.3 First-floor verandah - roof supported on steel beams, bolted to the top of cast iron columns*



*Fig.4 Ground floor of the verandah*

3.3 Also on the south side of the block is a pair of freestanding two-storey brick towers at right angles to the building. These are square-plan structures with hipped slate roofs and chimneys. The plantrooms within the first floors of the towers are accessed via concrete staircases and two narrow walkways connected to the first-floor verandahs.



*Fig.5 One of the walkways to a plantroom within the first-floor of a tower*

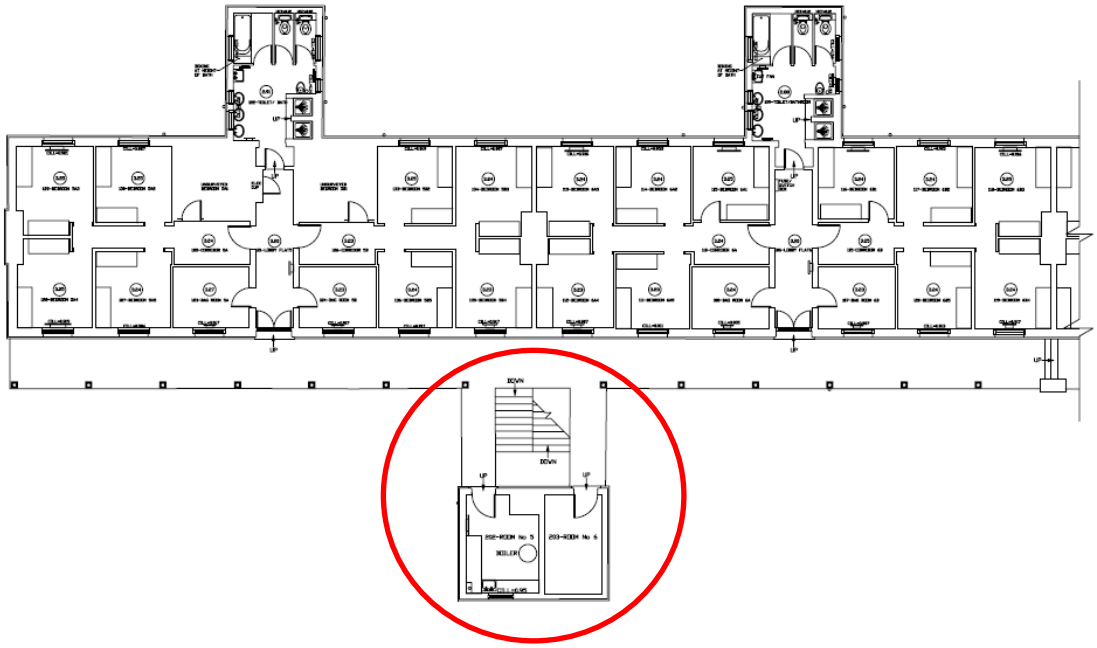

*Fig.6 Part-plan of the first floor of Building 056 showing the western tower served by two walkways for access to plantrooms*

## 4.0 History

4.1 Tidworth Barracks were built after Salisbury Plain was purchased for large-scale training manoeuvres following the Barracks Act of 1890.

4.2 The four Jellalabad Barrack blocks, Buildings 56, 57, 61 and 62, were built c.1905 on former agricultural land as part of a large series of standardised barrack blocks, each having six 12-man dormitories.

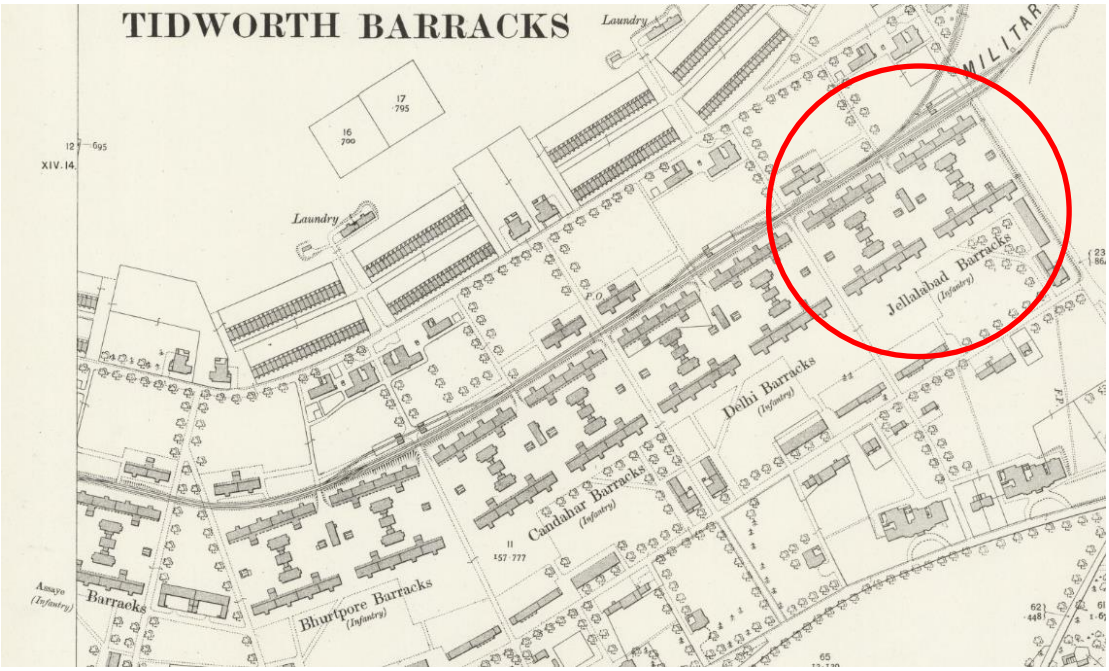


*Fig.7 Ordnance Survey map of 1910 showing a series of four barrack block ranges – Jellalabad Barracks top right*

4.3 The garrison was extensively redeveloped in the late 20th century leaving the Jellalabad barracks as the only surviving barrack blocks from the original layout. They became Grade II listed in May 1990, at which time they were within Hampshire; the county boundary was subsequently altered, and the listing was amended to Wiltshire in March 1999.

4.4 Listed building consent was obtained in January 2008 for the refurbishment of Building 56 for new office accommodation (reference K/57515/LBC). At that time, it was noted there was some corrosion to the beams supporting the first-floor balcony and that repairs were necessary.

4.5 Permission was obtained in 2009 for the installation of condenser units in conjunction with Building 57 (reference E/09/0084/FUL).

4.6 Listed building consent was approved in June 2020 for external repairs to Buildings 56, 57, 61, 62 and 67 (reference 20/02540/LBC). This included repair or replacement of the timber sash windows, redecoration of the cast iron columns and the railings and repainting of the concrete walkways.

## 5.0 Assessment of Significance

5.1 Building 56 is a Grade II listed building and therefore a designated heritage asset of national importance and of special interest. It comprises an early 20th century purpose-built barrack block within a group of four identical blocks. The building is of significance for the following reasons:

### Historic Interest

- Part of a group of four identical purpose-built barracks blocks from the early development of Tidworth Garrison
- Part of the only surviving set of four original barrack blocks from the original series in the garrison
- A good example of standardised barrack design
- Provides an illustration of mass military accommodation in the early 20th century

### Architectural Interest

- Intact exterior including verandah
- Impressive scale, layout and planning
- Good quality brickwork and detailing
- Materials reflective of its period and typology

### Group Value

- The building contributes to the symmetry and layout of the group of four identical barrack blocks

### Contribution Made by Setting

5.2 The symmetry and relationship with the central training area contributes to the significance of the barrack blocks.

5.3 The barrack blocks form a set-piece design within the garrison.

### Significance of the Plantroom Walkways

5.4 The verandah is an important element of the building's architecture, plan form and function. The plantroom walkways that are connected to the first-floor of the verandah, help provide an appreciation of the historic function of the towers as ancillary structures. The materials of the walkways and supporting cast iron columns are primarily functional and are typical of their period of construction.

## 6.0 Proposals

6.1 Corrosion of the structure of the plantroom walkways is evident. A structural engineer's report (Alexander Associates, letter dated 16 November 2022) has identified that the quality of the concrete encasing the beams supporting the walkways leading to the plantrooms is poor and contains voids, and that this has resulted in the top flange of the beams to have corroded so badly that the beams are no longer structurally sound; the structural engineer's advice is that the walkway beams and concrete walkway deck should be replaced.



*Fig.8 One of the steel beams supporting a plantroom walkway on Building 56 – encased in concrete and showing signs of corrosion*

6.2 The proposal is for the two pairs of concrete walkway decks and 8 No. steel beams supporting the walkways to be replaced on a like-for-like basis. The replacement steel beams would be the same dimensions as the existing and would be bolted back into the existing supports. The concrete walkway would be laid to the same level. The handrails to the walkways would be removed to enable the structural works and would be reinstalled upon completion.

## 7.0 Policy Context

### Primary Legislation

7.1 Statutory duties exist under sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') for the local planning authority in considering whether to grant listed building consent or planning permission for development that affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

### Development Plan Policies

7.2 The statutory duties are reflected in the Wiltshire Core Strategy (WCS), which was adopted by Wiltshire Council on 20 January 2015. Core Policy 57 of the WCS seeks to ensure high quality design and place shaping. Core Policy 58 of the WCS seeks to promote the conservation and, where possible, enhancement of the county's historic environment.

### National Policy Advice

7.3 National planning policy relating to the historic environment is provided within section 16 of the NPPF (revised September 2023). It advises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.

7.4 Paragraph 199 of the NPPF advises that 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Any harm or loss to a heritage asset's significance should require clear and convincing justification and needs to be weighed against identifiable public benefits. Substantial harm or loss of a Grade II listed building should be exceptional.

7.5 Paragraph 201 of the NPPF advises where proposals would lead to substantial harm to the significance of a designated heritage asset, the proposals should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve

substantial public benefits that outweigh that harm or loss, or all of four listed criteria therein apply.

7.6 Paragraph 202 advises that where proposals would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposals, including, where appropriate, securing its optimum viable use.

7.7 Paragraph 206 of the NPPF advises that local planning authorities should look for opportunities for new development within conservation areas or the setting of heritage assets to enhance or better reveal their significance.

### National Guidance

7.8 It is advisable that proposals for repair, restoration and alteration should follow the guidance within the *Historic England Advice Note 2: Making Changes to Heritage Assets* (HEAN2, February 2016). The document acknowledges (paragraph 3) that the best way to conserve a building is to keep it in use, and that a *'reasonable and proportionate approach to owner's needs is therefore essential'*.

7.9 As a general principle for adaptation, HEAN2 advises as much of the historic fabric and plan form that contributes to the significance of a heritage asset should be retained as possible, with new work ideally being reversible. Harm to significance may be justified on grounds of overriding public benefit that may accrue including maintaining the building in its optimum viable use.

7.10 Section 1 of HEAN2 advises that repairs should follow good conservation practice and consideration should be given to: the loss of historic fabric being minimised and proportionate to the nature of the works; original materials only being replaced where they have failed in their purpose or are beyond economic repair; repairs carried out using materials to match the original in substance, texture, quality and colour; and the use of sympathetic and traditional methods of repair.

7.11 Section 2 of HEAN2 advises that restoration works are those that reveal or recover something of significance that has been eroded, obscured or previously removed. It says, where it is proposed to remove more modern coverings and finishes that are harmful to the significance or the integrity of the building, appropriate materials should be introduced in their place.

7.12 HEAN2 also advises that some of the issues to consider in respect of new additions are proportion, height, massing, bulk, materials and setting, and that new work should not dominate the existing in terms of scale, material or siting. The guidance advises that an assessment of the asset's significance will usually suggest an appropriate form of any extension.

## 8.0 Heritage Impact Assessment

8.1 The two pairs of plantroom walkways are visibly corroded and the advice of the structural engineer is that the walkways are structurally unsound and need to be replaced; patch repair of the walkways would not resolve the issue.

8.2 The proposals are deemed necessary to preserve the first-floor walkways and the contribution it makes to the significance of the listed building via its plan form and appearance.

8.3 Only those parts of the first-floor walkways that have failed in their structural purpose are to be replaced resulting in minimal intervention or loss of historic fabric. The main verandah walkways would remain unaffected.

8.4 The materials of the walkways are standard and readily available. The replacement elements in matching materials, profiles and dimensions would ensure the appearance and integrity of the walkways and the building itself is maintained. The replacement elements would match in substance, texture, quality and colour.

8.5 The proposed repairs and restoration would help sustain the significance of the Grade II listed building and the contribution it makes to group value.

8.6 The proposed works would follow the best practice advice set out within the Historic England documents *Conservation Principles, Policies and Guidance* and *HEAN2,* and the works would entail good building stewardship.

## 9.0 Conclusion

9.1 Jellalabad Barracks Building JE 0 056, AKA Building 56, is a Grade II listed building and thus a designated heritage asset of national importance and of special interest.

9.2 The building was purpose-built as one of a series of barracks c.1905 and embodies a range of heritage values, with its significance deriving to a large extent from its contribution to the group of four identical barrack buildings arranged around a central training yard. The buildings are individually of note for their architectural quality, planning interest and group value.

9.3 The proposed works would address the structural deficiencies with the walkways that provide access to the plantrooms within the two freestanding towers on the south side of the building.

9.4 The proposed repair work would be the minimum necessary to ensure the structural integrity of the walkways and would be sympathetic to the building. As such it would accord with good conservation principles as advocated by Historic England.

9.5 The proposals would maintain the integrity of the building and the appreciation of its historic use. The group value of the four separately listed barrack buildings would be preserved.

9.6 The proposals would satisfy the policy requirements of the adopted Local Plan, which seek to protect the historic environment.

9.7 In addition, the proposals would help sustain the significance of the listed building in line with the requirements of the NPPF.

## Sources Used in the Report

### Publications

*Conservation Principles, Policies and Guidance*, English Heritage (now Historic England), April 2008.

*Making Changes to Heritage Assets - Historic England Advice Note 2*, Historic England, February 2016.

*Historic Environment Good Practice Advice Note 3: The Setting of Heritage Assets,* Historic England, December 2017.

*Statements of Heritage Significance: Historic England Advice Note 12*, Historic England, October 2019.

*Listing Selection Guide: Military Structures*, Historic England, December 2017.

### Historic Mapping & Documents Consulted

Ordnance Survey map: 1910.

Schedule of Works report provided by Aspire Defence Services Limited.