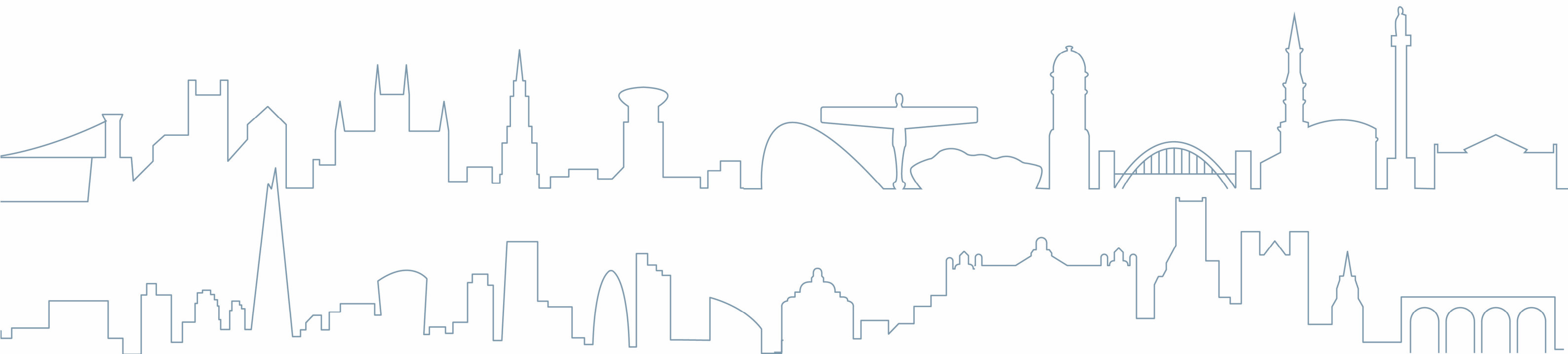


Heritage, Design and Access Statement

Avon Club, Sergeants' Mess (Building 110), Trenchard Lines, Upavon, Pewsey, SN9 6BE



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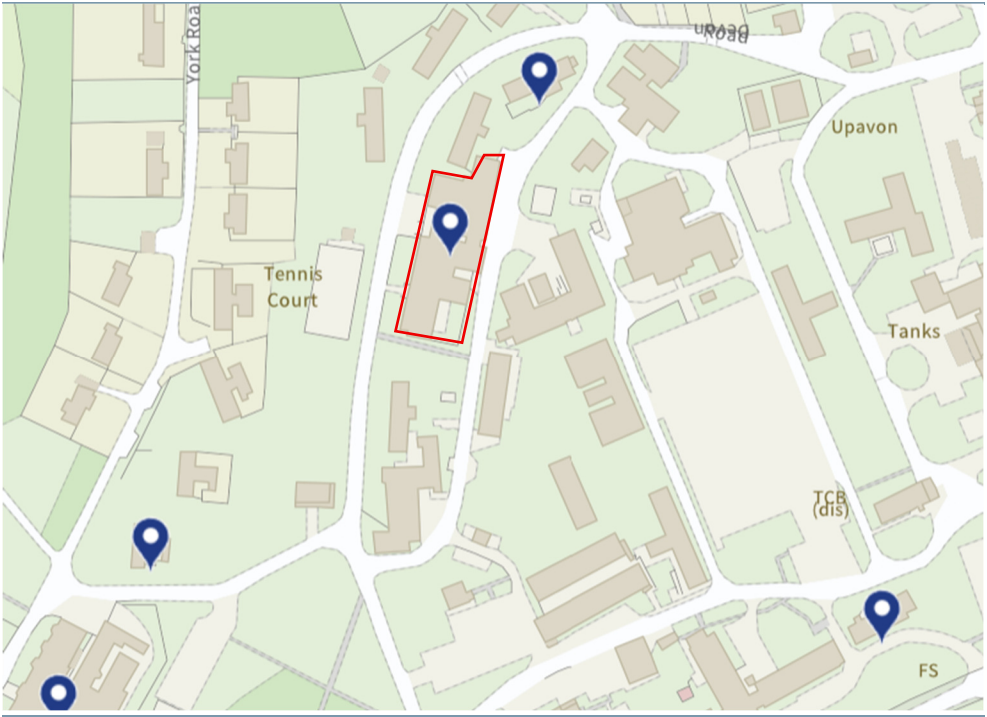
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1 Introduction

- 1.1.1 This Heritage, Design and Access Statement has been prepared on behalf of the Defence Infrastructure Organisation (DIO). The assessment relates to the Junior Ranks Dining Facility in the Avon Club, Sergeants’ Mess (Building 110), Trenchard Lines, Upavon, Pewsey, SN9 6BE. The site falls within the jurisdiction of Wiltshire Council.
- 1.1.2 The statement has been prepared by Heritage Potential. Heritage Potential is formed of heritage and planning specialists with joint MSc Historic Conservation and MRTPI accreditations. This allows for effective balancing of the public benefits of proposals against any identified harm to heritage assets.
- 1.1.3 Section 2 of this Statement introduces the site context and relevant planning history.
- 1.1.4 Section 3 of this Statement sets out the relevant legislation, policy and guidance framework.
- 1.1.5 Section 4 assesses the heritage significance of the Grade II listed Avon Club (Building 110). This is the only heritage asset considered relevant to the internal proposals.
- 1.1.6 Section 5 describes the proposals in detail.
- 1.1.7 Section 6 assesses the impact of the proposals on the identified heritage assets.
- 1.1.8 Section 7 provides an overview of the proposal and draws conclusions.
- 1.1.9 Overall, this statement provides an assessment of the proposals in relation to the relevant national and local planning policies.
- 1.1.10 The proposed works consist of ‘Internal alterations including new wall finishes, furnishing and other minor internal works.’
- 1.1.11 The works are required to ensure the operational performance of the building remains in line with military requirements, including providing better circulation, capacity, seating areas and practical flooring. The works proposed are considered low intervention and the minimum required to achieve that purpose.

Site Location



Source: Historic England

Avon Club (Building 110)



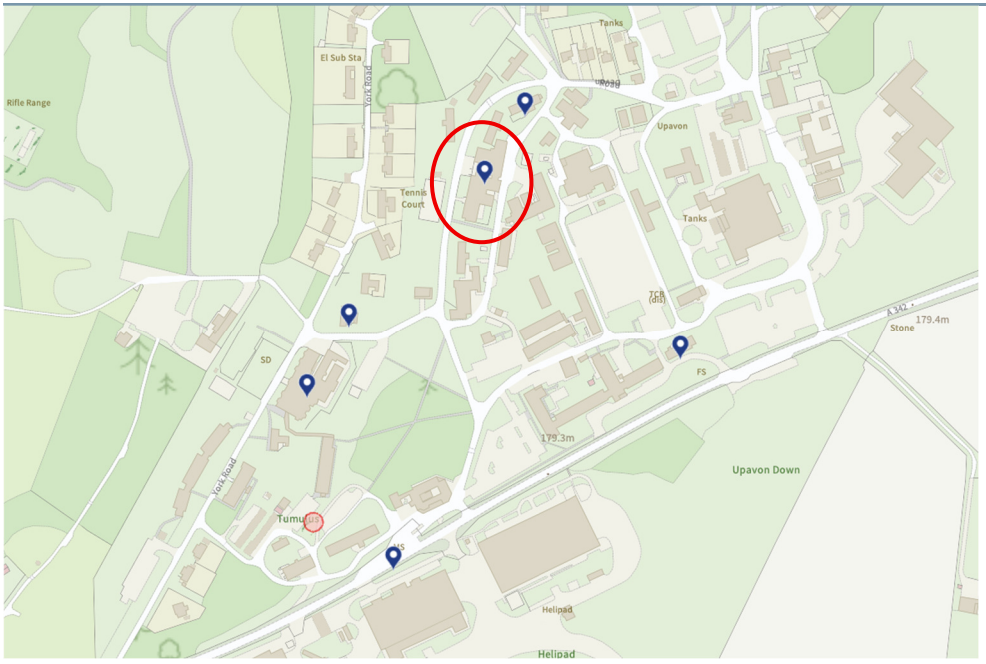
Source: MRG

2 Site Description, Context and Planning History

- 2.1.1 The application site is Avon Club, Sergeants' Mess (Building 110), Trenchard Lines, Upavon, Pewsey, SN9 6BE. The site is located within the Trenchard Lines Army Garrison, previously known as Upavon Airfield upon opening in 1912 and later, RAF Upavon until 1993. It is located 1.5 miles east of Upavon village, near the edge of the Salisbury Plain.
- 2.1.2 The property is Grade II listed, meaning it is deemed to be of 'special interest'. It was Grade II listed on 3rd June 1986 (list entry number 1299342). The full listing description is provided below:

UPAVON A342 SU 15 NE (north side) 3/143 Avon Club, (Building 110) Royal Air Force, Upavon Camp GV II Other ranks club. 1912, for the Central Flying School. Whitewashed concrete block with rock-faced concrete block quoins. Asbestos slate roof. Two storeys, main block of 6 bays with single storey cross wings clasping a raised front terrace. Tripartite 12- pane sashes, but Venetian windows to gables of wings having raised keystones and intermittent moulded string. Lunette windows in end bays of main block lighting stairways. Central clocktower and gable stacks. Further cross wing central to rear and various later alterations. Interior has cafeteria and bar on ground floor, and billiard room on first floor. One of an important group of buildings purpose-built for the Central Flying School before the 1914-1918 War.
- 2.1.3 Trenchard Lines itself is a significant site historically and architecturally, comprising of six listed assets in total. The Officers' Mess at Building 21 is Grade II* listed as a result (list entry number 1365554). A round barrow scheduled monument can also be found within the grounds, as seen below.

Trenchard Lines Heritage Asset Map (application site circled)



Source: Historic England

Avon Club, Sergeants' Mess, Building 110 (circled) (Perspective Aerial)



Source: Historic England

Planning History

- 2.1.4 The applications considered relevant to the proposals are summarised in the table below.

Reference	Description	Decision and Date
E/2012/0052/LBC	Proposed refurbishment, alteration and extension of existing building	Approved - 27.02.12
E/2012/0051/FUL	Proposed refurbishment, alterations and extension of building.	Approved - 27.02.12
16/04295/LBC	The internal and external configuration of Building B023 to provide additional Single Living Accommodation together with the internal and external alteration to Buildings B021 and B110 to provide enhanced dining and leisure facilities. Relocation of listed milestone.	Approved - 08.05.16
19/06072/LBC	The installation of a new plant room and equipment, and the replacement of all hot and cold pipework and outlets throughout the building. The installation of a new door and the re-siting of the existing air conditioning unit to the rear elevation of the building.	Approved - 28.08.19
PL/2022/07701	Remove the existing bar and servery hatch. Remove the existing partitions, forming the store room; Widen the door opening into the dining room from the servery; Replace suspended acoustic ceilings throughout;	Recommend ation Made, Decision - 25.11.22

	Replace floor and make good/paint wall finishes throughout.	
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Commentary

- 2.1.5 The planning history reflects a combination of both internal and external alterations, including some extension and servicing works. This allows the building to continue as a mess, its intended original use.
- 2.1.6 Application ref: E/2012/0052/LBC approved in 2012 secured a refurbishment, extension and alterations of Building 110 bringing the first floor back into use after being used for storage. This included the demolition of the existing conservatory along the front elevation, the re-roofing of the main function hall and snooker area, and the installation of new fire escape staircases from the first-floor function area, and fire doorways from the main function hall. Within the application, the officer's report stated that the building had previously lacked investment, having been subject to a number of poorly designed and implemented alterations during the 20th century.
- 2.1.7 Application ref: 16/04295/LBC approved in 2016 secured both internal and external alterations. The proposed internal works included the removal of the modern doors leading into the dining room, and the opening blocked up, at the building's southern end. A small area of wall and the existing modern doors were also granted for removal. Two new openings were granted on either side of the retained chimney breast, connecting the dining room with the ante room and these openings are therefore modern. It also included the partial removal of skirting boards and panelling on the lounge bar/ante room side. Adjacent to the fireplace, plans for a new doorway, and for one to be blocked up was also approved.
- 2.1.8 The applications above highlight how the interior of the listed building has been sensitively modified over the past decade and a half, primarily for functional improvement to ever changing demand. Consequently, the original and historic plan forms are more difficult to appreciate, and the general fit out is overwhelmingly modern.

3 Legislation, Policy and Guidance

3.1 Heritage Legislation

- 3.1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 is the primary legislation and foundation on which further policy, and guidance relating to the conservation of the historic environment is built. Section 66 of the Act relates to the ‘general duty as respects listed buildings in exercise of planning functions’, with Section 66 (1) stating that when deciding whether to grant planning permission for a development, special regard must be given by the local authority to the “desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
- 3.1.2 Section 66 (2) of the Act states that “a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings”.
- 3.1.3 Section 72 of the Act relates to the ‘general duty as respects conservation areas in exercise of planning functions’, with Section 72 (1) of the Act stating that in exercising planning functions, “special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area”.

3.2 NPPF (2024)

- 3.2.1 The National Planning Policy Framework, with which all Local Development Plans must comply, constitutes the national level of planning policy and is a material consideration in planning decisions. The NPPF was originally introduced in March 2012 and was subsequently updated and published on 24 July 2018. The 2018 update broadly retains the wording of the 2012 Chapter on Conserving and Enhancing the Historic Environment (Chapter 16).
- 3.2.2 The NPPF was updated again in February 2019 in order to provide definitions for housing need. No paragraph numbers changed as a result of this update. Similarly, an update was published in July 2021 and September 2023 with no associated changes to paragraph numbers.
- 3.2.3 The most recent update was published on 12 December 2024. This update did not cause any changes to national heritage policy.
- 3.2.4 There are proposed reforms to the NPPF, which is currently out for consultation. This has not yet been adopted and will not involve any changes to national heritage policy.
- 3.2.5 The NPPF represents a continuation of the philosophy contained within Planning Policy Statement 5 (PPS5), introduced in 2010 and one of a number of planning policy documents replaced by the NPPF in 2012.
- 3.2.6 The NPPF uses slightly different terminology to the Act and emphasises that authorities should take account of “the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation” (Paragraph 196).
- 3.2.7 ‘Conservation’ is defined within the NPPF as “the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance” (p.69).

- 3.2.8 No definition of ‘preservation’ (or any variant) is contained within the document. However, Historic England advise that both ‘conservation’ and ‘preservation’ are concerned with the management of change which seeks to sustain the special interest or significance of heritage assets. ‘Conservation’ has the addition of taking opportunities to enhance significance where it is possible and considered to be appropriate. This is discussed in Historic England’s 2018 publication Decisions: Legal Requirements for Listed Building and Other Consents.
- 3.2.9 The NPPF also helps to define other key terms within heritage policy. These are provided within the table below.

Term	Definition
Heritage Assets	“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).” (p.70)
Designated Heritage Assets	“A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.” (p.69)
Significance	“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.” (p.75)
Setting of a Heritage Asset	“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.” (p.75)

- 3.2.10 Chapter 16 specifically relates to conserving and enhancing the historic environment (paras. 202-221).
- 3.2.11 Paragraph 207 stipulates that within applications, applicants are required to describe the significance of the heritage assets affected and the contribution made by their setting. Local authorities should also identify and assess the significance of the heritage assets affected by a proposal.
- 3.2.12 This should be taken into account when assessing the impact of a proposal on a heritage asset (Paragraph 208). Paragraph 210 of the NPPF goes on to state that when 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. (p.60)

- 3.2.13 Paragraphs 212-221 of the document discuss how potential impacts to heritage assets should be considered with paragraph 199 stipulating a requirement for great weight to be given to an asset’s conservation when considering the impact of a proposed development on its significance. The weight given should reflect the importance of the asset (p.60).

3.3 NPPF Degrees of Harm

- 3.3.1 Where harm to the significance of a designated heritage asset is identified, the NPPF requires clear and convincing justification of the proposals. The document categorises levels of harm as: total loss; substantial harm; and less than substantial harm.
- 3.3.2 Paragraph 214 states that where a development would lead to substantial harm to (or total loss of) the significance of a designated asset, local planning authorities should refuse consent, unless it can be demonstrated that such harm is necessary to achieve substantial public benefits that outweigh that harm, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

3.3.3 Paragraph 215 states that where a proposed development will lead to less than substantial harm to the significance of a designated asset, this should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 3.4 Planning Practice Guidance (PPG)
- 3.4.1 The PPG offers guidance as to what public benefits may constitute and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 8). Public benefits may include heritage benefits, such as:

• sustaining or enhancing the significance of a heritage asset and the contribution of its setting;

• reducing or removing risks to a heritage asset;

• securing the optimum viable use of a heritage asset in support of its long-term conservation.
- 3.5 Wiltshire Core Strategy
- The Wiltshire Core Strategy was adopted in January 2015.
- 3.5.1 Core Policy 57: Ensuring high quality design and place shaping states:

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.

3.5.2 Core Policy 58: Ensuring the conservation of the historic environment states:
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Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

iii. buildings and structures of special architectural or historic interest

Distinctive elements of Wiltshire’s historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

3.6 Supplementary Guidance

Repairs and Alterations to Listed Buildings SPG 1995

3.6.1 These include ‘Repairs and Alterations to Listed Buildings’ in 1995. This refers to the need to retain and maintain historic fabric. Paragraph 5.4 “Alterations to listed buildings” of the ‘Repairs and Alterations to Listed Buildings’ SPG states: “In general, works to listed buildings should retain historic fabric and features of architectural or historic interest in situ and repair all damaged historic fabric or features, rather than replace them.”

4 Heritage Significance of Avon Club, Sergeants' Mess (Building 110).

- 4.1.1 Avon Club (Building 110) was Grade II listed on 3rd June 1986 (entry – 12999342). The list entry describes the property as:

UPAVON A342 SU 15 NE (north side) 3/143 Avon Club, (Building 110) Royal Air Force, Upavon Camp GV II Other ranks club. 1912, for the Central Flying School. Whitewashed concrete block with rock-faced concrete block quoins. Asbestos slate roof. Two storeys, main block of 6 bays with single storey cross wings clasping a raised front terrace. Tripartite 12- pane sashes, but Venetian windows to gables of wings having raised keystones and intermittent moulded string. Lunette windows in end bays of main block lighting stairways. Central clocktower and gable stacks. Further cross wing central to rear and various later alterations. Interior has cafeteria and bar on ground floor, and billiard room on first floor. One of an important group of buildings purpose-built for the Central Flying School before the 1914-1918 War.

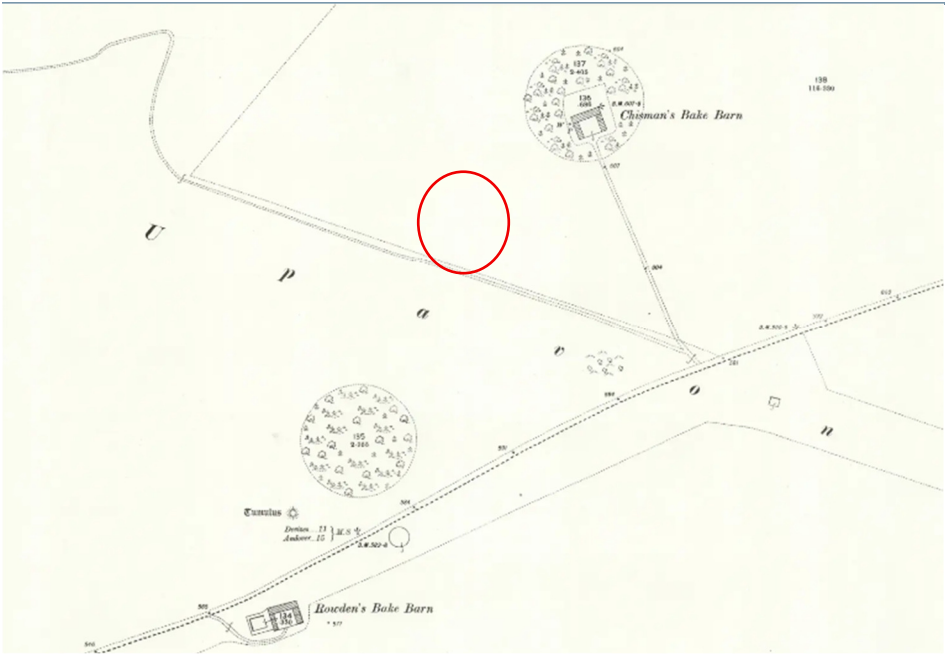
Avon Club, Sergeants' Mess (Building 110)



Source: MRG

- 4.1.2 The Grade II listing means the building is considered to be of ‘special interest’.
- 4.1.3 The site is the oldest dedicated military flying school in the United Kingdom and is considered to be of outstanding, even international, importance (Historic England, 2014). Trenchard Lines is, therefore, an important collection of buildings in heritage terms, mostly relating to its established and complex history as a developed military site.
- 4.2 History and Character of Avon Club, Sergeants' Mess (Building 110)
- 4.2.1 As the list description states, the Avon Club (Sergeants' Mess) was constructed in 1912 when the Central Flying School of the Royal Flying Corps was established at Upavon.
- 4.2.2 The site was previously open green space, which was ideal for flying purposes, except for a couple of small circular woodlands nearby, one of which was centred by Chisman's Bake Barn, as seen on the map below.

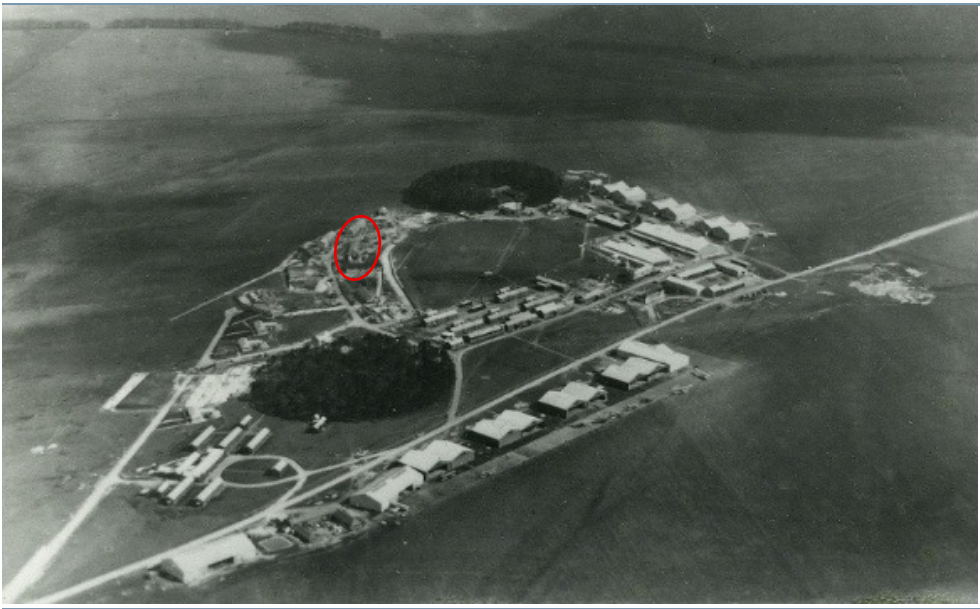
1899 OS Map (site circled)



Source: Old Maps Online

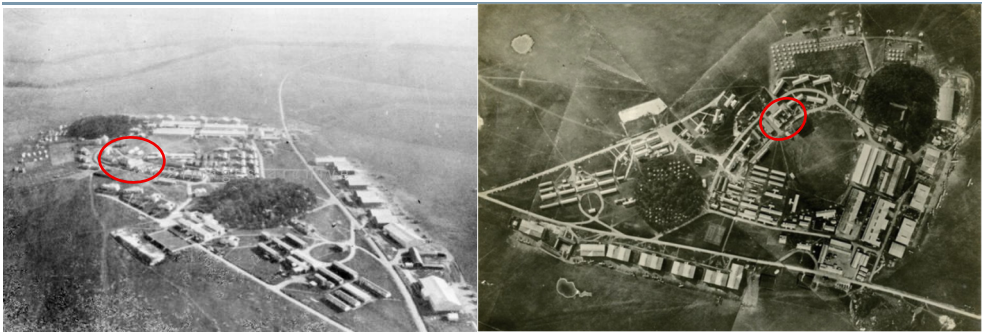
- 4.2.3 The Central Flying School was established to produce professional war pilots for the First World War. Both the Army and Royal Navy were almost entirely reliant on the Central Flying School for the training of pilots.
- 4.2.4 In 1913, Major H M Trenchard (later Marshal of the Royal Air Force, the Viscount Trenchard), who was enrolled on the first course at the Central Flying School, was appointed Assistant Commandant.

Upavon, 1913 Photograph



Source: UK Airfield Guide

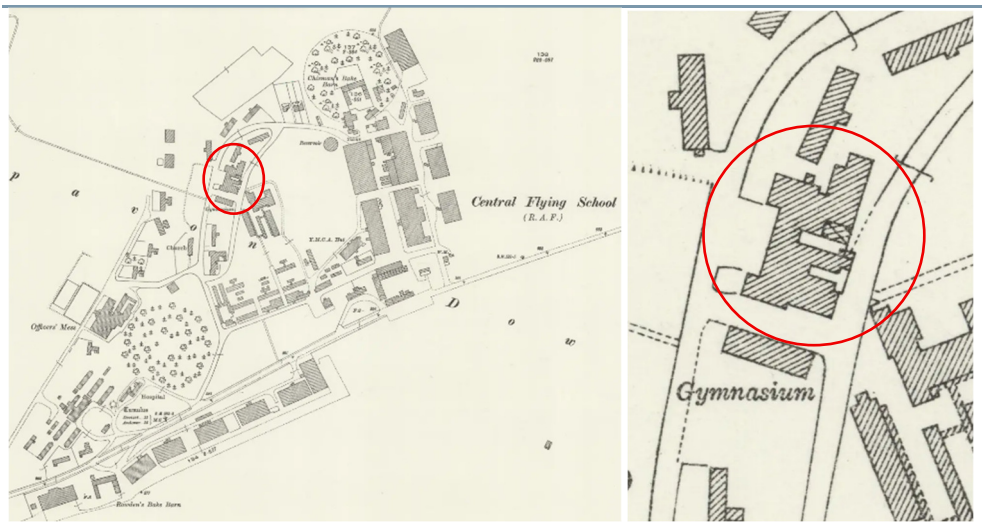
Aerial Photographs, undated and c.1917 (site circled)



Source: Flickr

- 4.2.5 During the First World War, a steady stream of pilots was sent out for operational duty. In April 1918, Upavon airfield became Royal Air Force Upavon when the RAF was established.

1924 Map



Source: National Library of Scotland

- 4.2.6 In April 1942, the Central Flying School was replaced by No. 7 Flying Instructors School, which absorbed many of the Central Flying School's staff and facilities.
- 4.2.7 By 1993, the RAF was restructured and with the airfield being surplus to their requirements. The air force therefore moved to RAF Benson, resulting in the closure of RAF Upavon. The site was handed over to the British Army, and the airfield was repurposed as a garrison under the name Trenchard Lines.
- 4.2.8 Throughout the 20th century, the building received many alterations and modifications in order to maintain its original catering and dining function, whilst being suitable to modern military demands. This has resulted in a departure from the early C20 interior design, leaving a largely modern fit out, although it has ensured the building remains in regular use for its original purpose, which is an overarching heritage benefit of past works.

Avon Club, Sergeant's Mess Aerial Photo, 2007



Source: Historic England

Interior of Avon Club, Sergeant's Mess (Building 110)

- 4.2.9
- The Avon Club is a whitewashed concrete block building, with rock-faced concrete block quoins and an asbestos slate roof. The central block is two-storey and is set behind a raised terrace and has a small clock tower and gable chimney stacks. The building appears to have been constructed in a series of phases, which is most clearly seen on the rear elevation.
- 4.2.10
- Externally the building retains a high degree of architectural interest, continuing to display a typically late Edwardian form. The historic interest of its fabric is generally lower due to the buildings relatively young age and includes elements such as asbestos roofing, which today would not be considered appropriate.
- 4.2.11
- Internally, the building is highly modified with few surviving historic features. The general interior décor of the building is modern and, in places, tired and dated. This includes modern suspended ceilings with integrated lighting, alongside modern, functional doors, carpet and hard flooring.

Existing Servery



Source: MRG

- 4.2.12
- Most recently application ref: 16/04295/LBC approved in 2016 secured both internal and external alterations. The proposed internal works included the removal of the modern doors leading into the dining room, and the opening blocked up, at the

building's southern end. A small area of wall and the existing modern doors were also granted for removal.

Classroom



Source: MRG

- 4.2.13
- The existing canteen servery is an entirely modern area which has very little special interest, beyond remaining contribution to plan form. There remains some dado tongue and groove panelling to perimeter walls of the classroom, which has been redecorated but is possibly of an older date. The integrated cassettes and grilles are modern (see above).
- 4.2.14
- On the eastern wall of Dining Area 2 is a fireplace in red brick running bond. It features two red brick columns on either side of the register, and a straight segmented brick arch top with a small stringcourse above. The fireplace contains a wood burning stove as a modern insertion.

Fireplace in Dining Area 2



Source: MRG

Dining Area 2



Source: MRG

- 4.2.15
- The red brick hearth on the base of the fireplace is a slightly later addition, providing a base for wood burners or similar after the fireplace ceased being used for open fires as it would have been originally. The brickwork of this projection is slightly discoloured, a result of its use and positioning within a busy primary room.

Fire Doors



Source: MRG

- 4.2.16
- The double fire doors (see above) are modern and no longer meet the correct specification to meet fire safety standard.

Significance of Avon Club, Sergeants Mess (Building 110)

Historic Interest

- 4.2.17
- The Avon Club, Sergeants' Mess is of historic importance as one of an important group or early Central Flying School buildings on the site. It is one of twenty original buildings still standing, having been constructed in 1912 for the Central Flying School. It was designed by the War Office's Directorate of Fortifications and Works.
- 4.2.18
- The building has naturally been subject to various extensions and internal alterations throughout its history of military use, first by the RAF and now British Army, allowing the building to continue in its original use. Although the fireplace and chimney breast is of some historic interest, the interior has been extensively modernised in poorly implemented phases throughout and is therefore of minimal significance.

Architectural Interest

- 4.2.19
- The building features some architectural interest externally, retaining its small clock tower and gable chimney stacks. The whitewashed concrete building is edged by decorative stone quoins extending to both storeys. Many windows are 12-pane sashes, with some Venetian windows visible to the gables with raised keystones and intermittent moulded string. The core of the building features symmetrical lunette windows on either end on the first floor.
- 4.2.20
- However, interventions and extensions throughout the twentieth century have been largely detrimental to the property's architectural significance internally. It currently reads as a functional and utilitarian set of spaces generally.

Artistic Interest

- 4.2.21
- The building is not thought to have any particular artistic interest.

Archaeological Interest

- 4.2.22
- A full assessment of archaeological interest is beyond the scope of this report, as no below ground works are proposed.

5 Proposals

5.1.1 The application proposal seeks internal alterations including new wall finishes, furnishing and other minor internal works. These proposals are necessary to continue the building's original intended use as a sergeants' mess dining space.

5.1.2 The specific works are summarised below:

Entrance Lobby

- New Replacement Fire Doors

Dining Area 1

- Installation of fixed bins and recycling station
- New sink wash basin
- Existing doors re-hung to opposite side with double swing hinge
- New fixed servery counter, condiment/retail shelving, till desk, tray collection/pick up units (x2)
- New Sockets

Dining Area 2

- Removal of two existing doors and doorframes, and part of a partition wall
- Installation of fixed dining booths and furniture
- Installation of fixed high table furniture (x3)
- New sockets

Servery Area 3

- Installation of fixed bins and recycling station
- New Sockets

Coffee Area 4

- Installation of fixed dining booths
- New sockets

Coffee Area 5

- Installation of fixed high table furniture (x2).
- Removal part wall between areas 4 & 5
- New Sockets

Windows

- Toilet windows (louvred windows) to be replaced with metal Crittal replacements (x2)

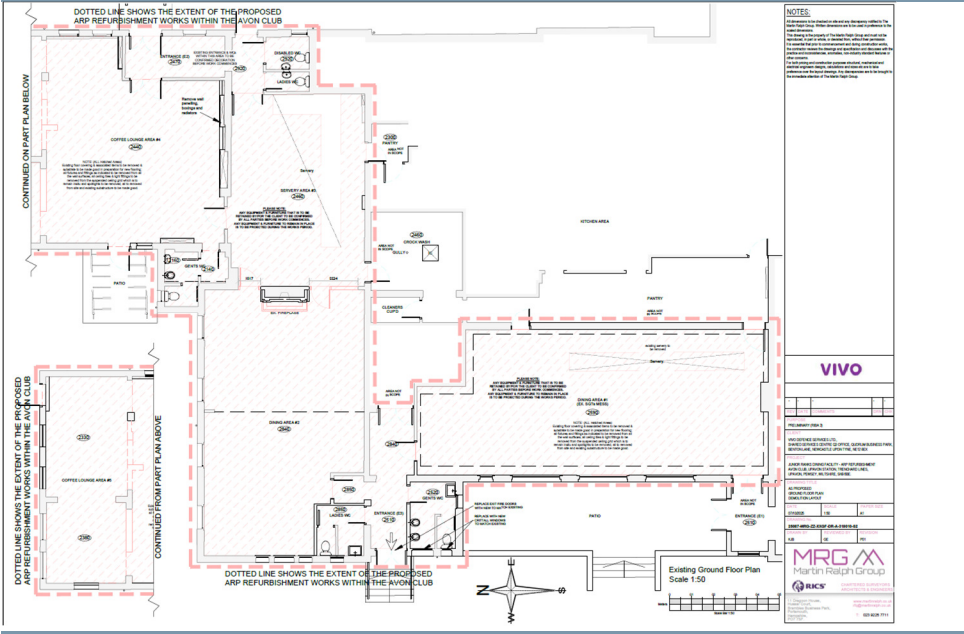
Flooring

- New floor finishes throughout (see floor finishes plan)

Male and Female Toilets (Adjacent to Front Entrance)

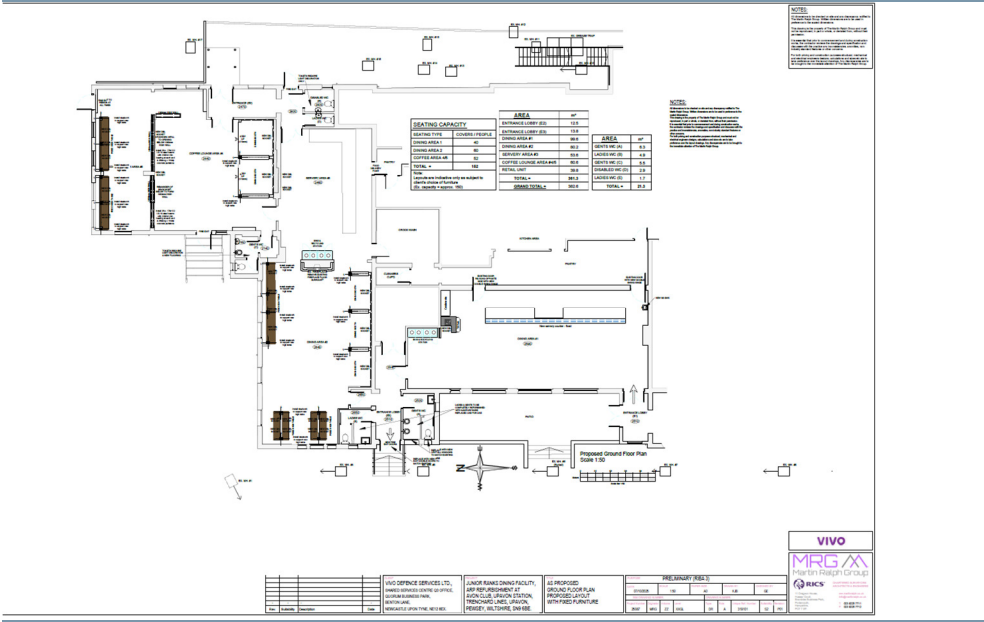
- Complete refurbishment of male and female toilets, sanitaryware to be replaced with new, like for like

Proposed Demolition Plan



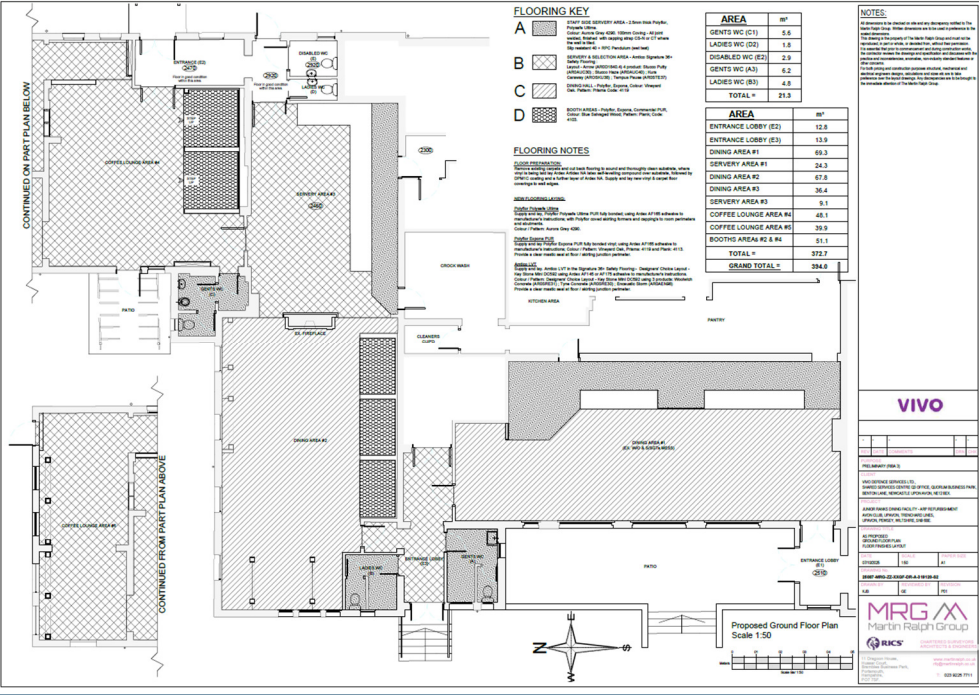
Source: MRG

Proposed Floor Plan



Source: MRG

Proposed Floor Finishes Plan

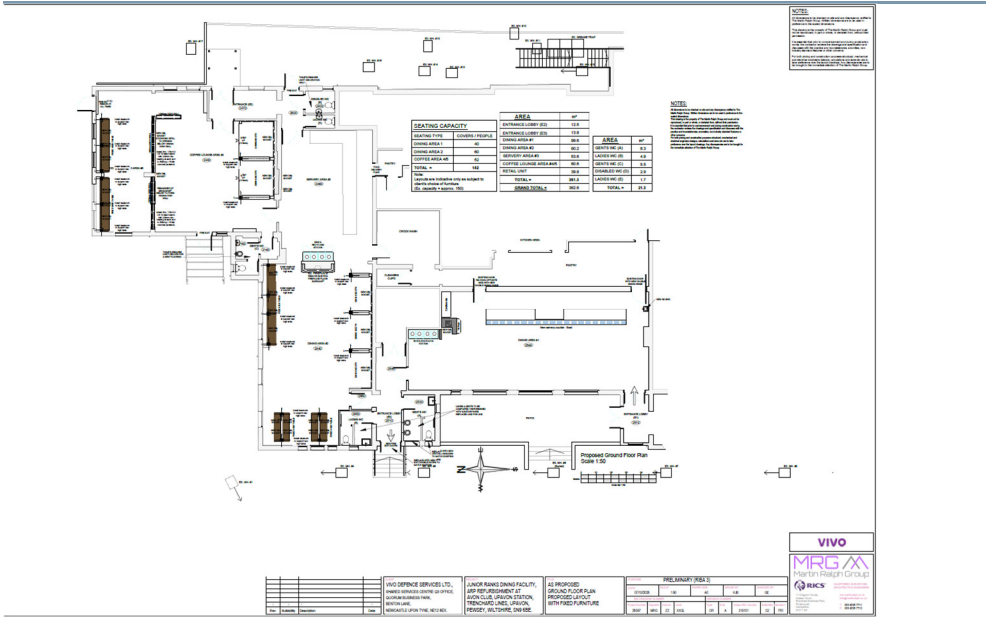


Source: MRG

6 Heritage Impact Assessment

- 6.1.1 Due to the nature of the proposals, it is not considered that the setting of any nearby listed buildings would be affected by the proposals.
- 6.1.2 As such, the only consideration in heritage terms is the impact of the proposed internal alterations to the heritage significance of Avon Club, Sergeant's Mess (Building 110), which is Grade II listed.
- 6.1.3 As per paragraph 207 of the NPPF, the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposals on their significance.

Proposed Floor Plan



Source: MRG

Entrance Lobby

- 6.1.4 The entrance lobby is devoid of any significant original features or finishes, with the double fire doors also being a later addition to meet changing British Fire Standards over the lifetime of the building. Both the internal lobby and final exist double leaf doors are inward opening and do not open in the direction of escape and neither door are fitted with escape ironmongery.
- 6.1.5 The proposals for the doors' replacement will result in no loss of historic fabric and are not considered to be harmful to the building's significance, subject to fitting a suitably designed timber replacement. This element will deliver heritage benefit in bringing the working military building up to modern fire safety standards.

Entrance Fire Doors to be Replaced

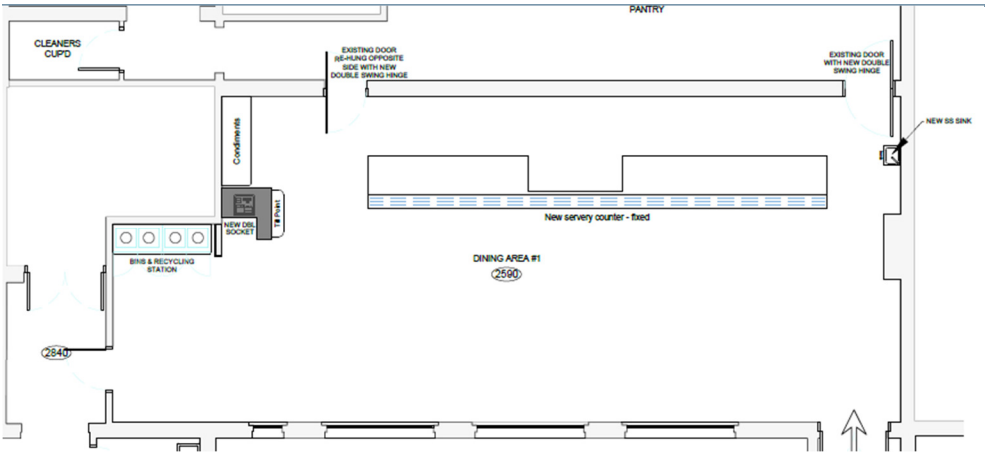


Source: MRG

Dining Area 1

- 6.1.6 Dining Area 1 is the largest out of the four primary areas, seating service personnel across 99.6m².

Proposed Floor Plan of Dining Area 1



Source: MRG

- 6.1.7 The room has been extensively refurbished with a modern suspended tile ceiling with integrated lighting and ventilation, as well as the insertion of modern doors.
- 6.1.8 The proposals will not impact any historic fabric or decorative features. The works simply seek to install a small ancillary sink, rehang door and includes various units to be affixed to the floor including the bin and recycling station, servery counter, condiment/retail shelving, till desk, and two tray collection/pick up units. New sockets will also be installed, having a negligible impact on the wall's fabric.

Dining Room Area 1

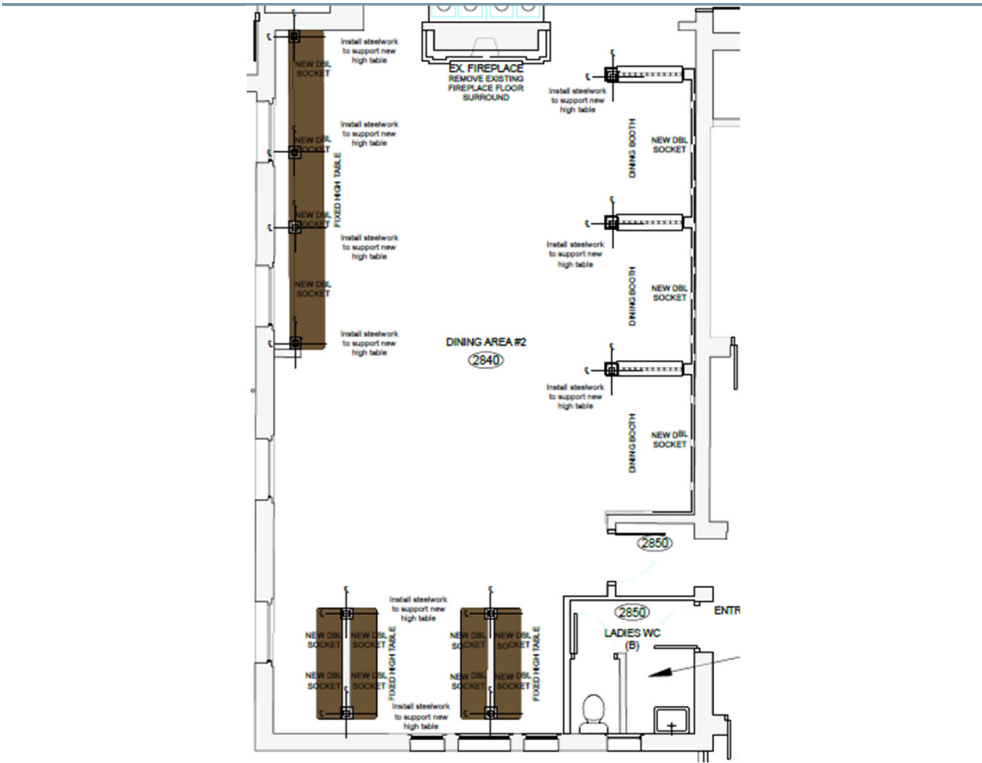


Source: MRG

Dining Area 2

- 6.1.9 Dining Area 2 has also been subject to significant alterations and refurbishment works. However, the red brick fireplace on the eastern wall is considered to be of some interest and likely original.

Proposed Floor Plan of Dining Area 2

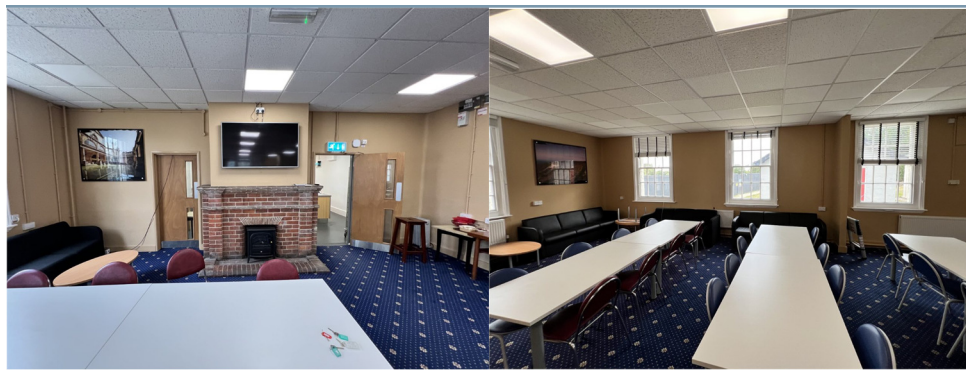


Source: MRG

- 6.1.10 In 2016, consent was granted for the opening and infilling of doors within the room, adjacent to the fireplace. Therefore, the proposals for the removal of the existing doors, doorframes and part of the partition wall would only remove a very small section of nib wall. The wall has been altered recently and the relationship of openings to the chimney breast is not original, which reduces the significance of this area in terms of plan form.

- 6.1.11 The room is used heavily and is one of the core rooms in the building, alongside Dining Area 1. The projecting fireplace hearth at floor level is thought to be a later addition to the original fireplace, of low interest, and no longer has a functional purpose. As its sits in an area of particularly high circulation, separating the servery from the dining room, it presents a series of practical issues, taking up much needed floorspace and presenting a trip hazard. As such, its removal is proposed and this is considered acceptable, particularly given the fireplace feature will be conserved and celebrated within the updated fit out.
- 6.1.12 Three fixed high table furniture will also be inserted and will be supported by steelwork. These will be installed without confusing the understandings of plan form or damaging the historic fabric.

Dining Area 2



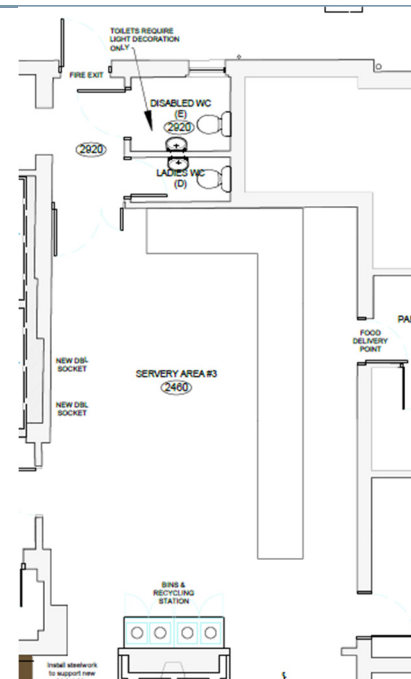
Source: MRG

- 6.1.13 New sockets will also be installed on the northern wall to support new seating booths, having negligible impact on the wall's fabric. The booths themselves only require consent by virtue of being fixed in place and will read as furniture without confusing understandings of plan form.

Server Area 3

- 6.1.14 As with the rest of the floor, Area 3 has been heavily modernised to operate as a modern serving space for the service personnel.

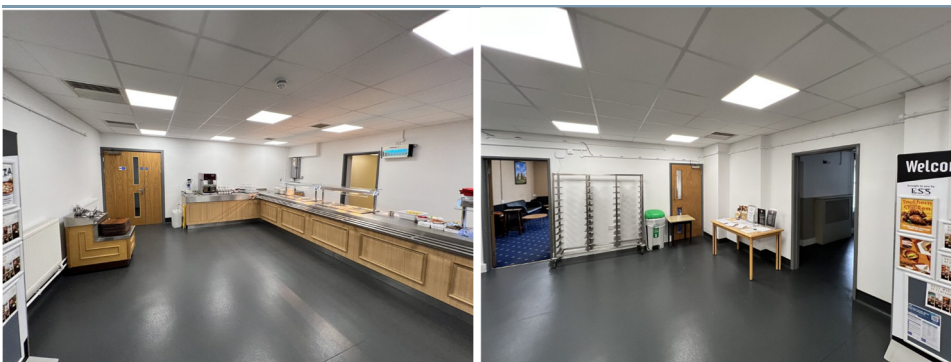
Proposed Floor Plan of Servery Area 3



Source: MRG

- 6.1.15 No historic fabric remains within the room and only very light touch works are proposed in this area including the insertion of sockets and a fixed bin and recycling station to match that in Dining Area 1. These works would not be harmful.

Area 3

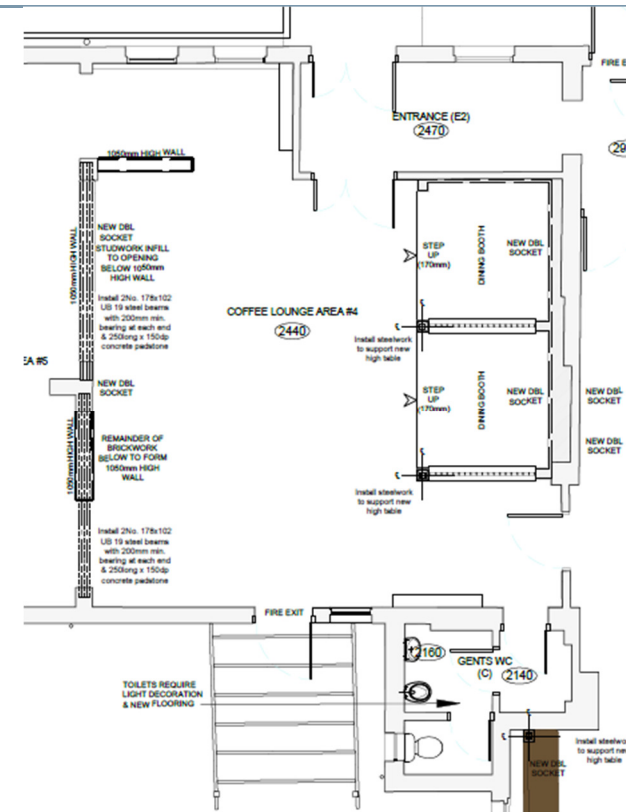


Source: MRG

Coffee Lounge Area 4

- 6.1.16 Minimal historic fabric remains within area 4. A painted wooden dado and radiator cover is visible, but this is presumably a later addition and features no historic fabric.

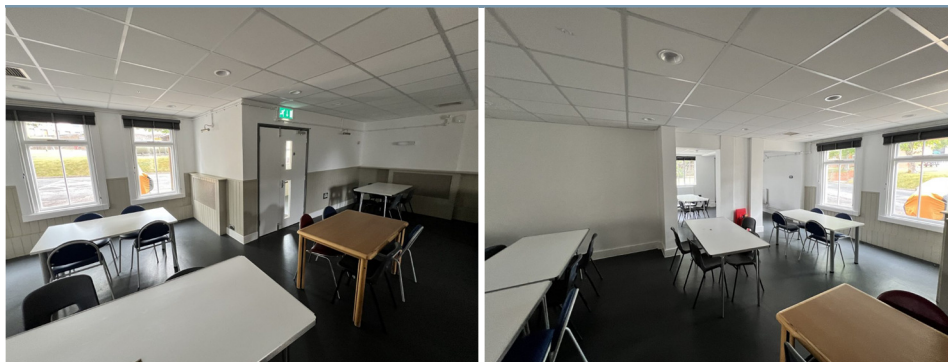
Proposed Floor Plan of Coffee Lounge Area 4



Source: MRG

- 6.1.17 New sockets will also be installed to support new seating booths, having a negligible impact on the wall's fabric.
- 6.1.18 The proposed booths will read as furniture without confusing understandings of plan form. To allow for the booths, the wall panelling, boxings and radiators will be removed. Given the modern appearance of the room, these works would not be harmful.

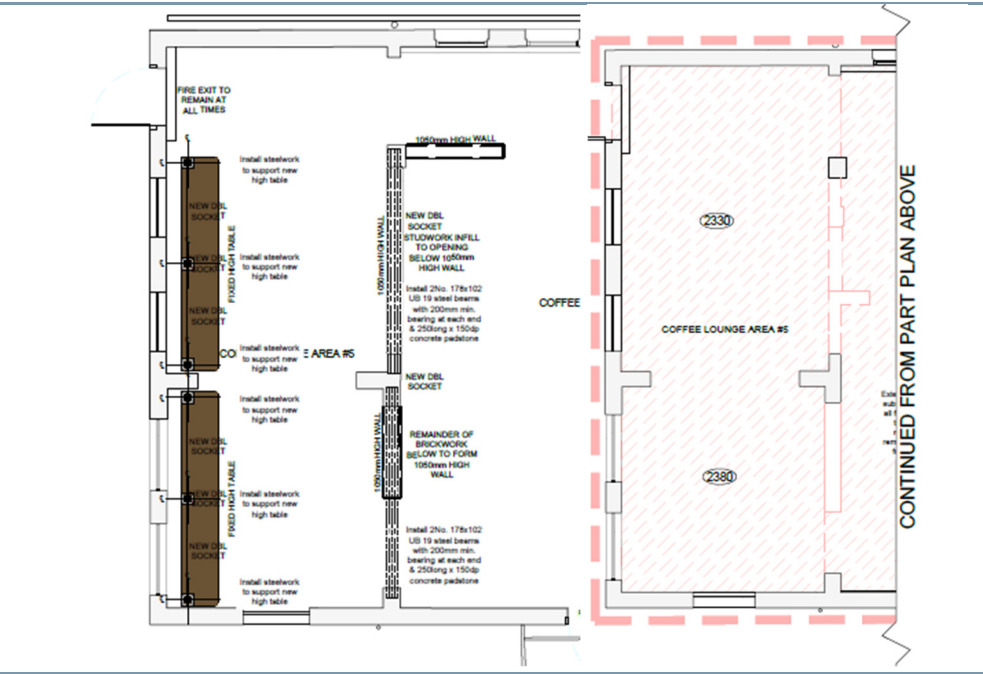
Coffee Lounge Area 4



Source: MRG

Coffee Area 5

Proposed Floor Plan and Demolition Plan of Coffee Area 5



Source: MRG

6.1.19 Similarly, no historic fabric remains within the room as it has been extensively modernised.

Coffee Area 5



Source: MRG

6.1.20 Two fixed high tables and sockets are to be installed. Part of the wall between area 4 and area 5 are to be removed and will comprise of studwork infilling and steel beam installations. Given the heavily modernised nature of the room, the proposals will not impact any historic fabric or decorative features.

Windows

6.1.21 A small opening that has been altered into a louver for ventilation, as well as a metal casement window with frosted glass require replacement, as they are ill-fitting and allow

a draught. Their replacement with new Crittall metal framed windows will be more in keeping with the existing style of windows seen throughout the building.

WC Windows, Existing and Proposed Elevations

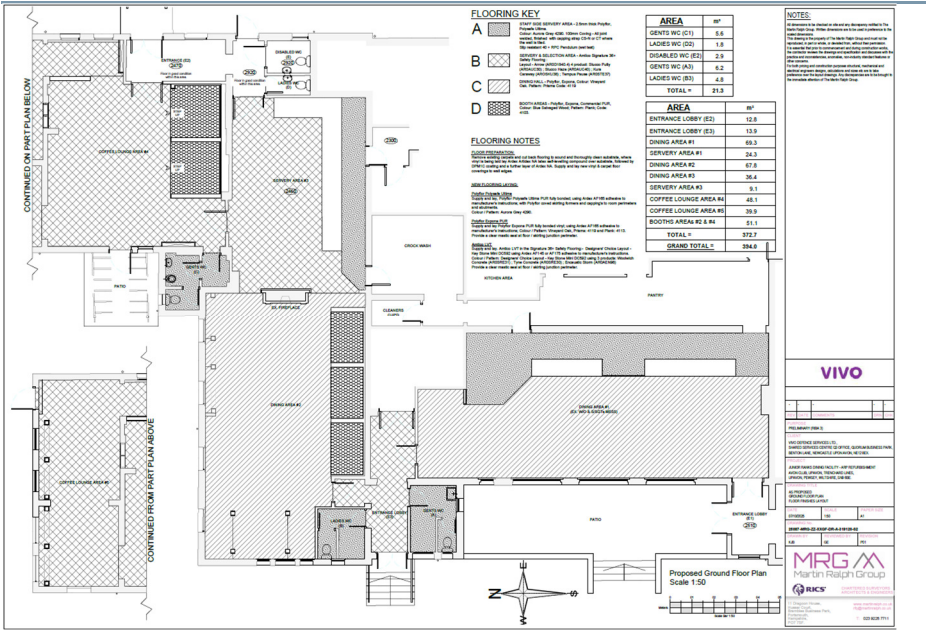


Source: MRG

6.1.22 Therefore, the replacement of the window with an appropriate Crittall style alternative is considered a heritage benefit. A like for like replacement of the casement window is appropriate and would not affect special interest, particularly given the fabric itself is mass produced in the early C20 and not of any particular rarity.

Floor Finishes

Proposed Floor Finishes



Source: MRG

6.1.23 None of the surface floor finishes are historic or of any heritage merit. The practical upgrade of the floor finishes is required to ensure each space continues to be practical, functional and up to military standards for operational facilities. This would not be harmful given the baseline position of the interior of the listed building.

Male and Female WC (Adjacent to Front Entrance)

6.1.24 The building fabric within the male toilets is in poor condition and investigative work is required of the cracking ceiling and walls. Off key plaster is also visible above the hand basin and on the ceramic tiles. As previously stated, the louvered windows within the toilets will also be replaced.

WC Windows



Source: MRG

6.1.25 The toilets are devoid of any significant features and the proposed refurbishment and replacement of the sanitaryware, like for like, will not impact any historic fabric.

Summary of Impacts on significance

6.1.26 Extensions and alterations in the twentieth century have been largely detrimental to the property's architectural significance internally. It currently reads as a functional and utilitarian set of spaces.

6.1.27 As such the baseline heritage contribution of the interior spaces is low. The nature and scope of these refurbishment works also present very limited capacity to harmfully impact these spaces, generally targeting modern areas with low intervention works, to minimise impacts.

6.1.28 The proposals will present public benefit by ensuring a military facility remains fit for purpose for many years to come by bringing its facilities up to modern requirements, including improving fire safety. It will present heritage benefit, by securing the long-term future of the building within its original use, which should be given high weight. Some of the interventions, such as replacing the plastic louver window in the toilet with a Crittall window restoration, present moderate heritage benefit.

7 Summary and Conclusion

- 7.1.1 This Heritage, Design and Access Statement provides an assessment of the proposals in relation to the relevant national and local planning policies. This heritage assessment demonstrates that no harm is considered to result from the works. Furthermore, the benefits, including the benefits of securing the long-term occupation of the heritage asset in its original use, weigh heavily in favour of supporting the proposals.
- 7.1.2 As such, paragraphs 214 and 215 of the NPPF do not need to be engaged. The works also comply with local policy and guidance, as referenced above.