


**APPENDIX C
WINKFIELD NOMINATIONS – RESPONSE TO CONSULTATION**

Heathfield School and Grounds, London Road, Ascot		Criteria	
	Promotor	The Chavey Down Association	
	Description	School	
	Age	Pre 1880	✓
	Architectural Interest	Artistic Distinction	✓
	Historic Interest	Minimal significance	X
	Additional criteria	Social Importance	X
	Additional criteria	Townscape Value	X
	Other considerations	Landmark in association with Grade II Listed Ascot Priory	X
	Nationally Listed	No	X
	Conservation area	No	X
<p>Response to consultation:</p> <p>a) It is not considered that the building meets the criteria set under Pathway 1 for the selection of buildings for Local Listing since although historic, architecturally the buildings are not innovative (per the definition not the work of a notable architect/builder) or have artistic distinction, and other than being used by the school since 1899, have no historic interest as not associated with a notable person or event.</p> <p>b) It does not meet the criteria set under Pathway 2 for the selection of buildings for Local Listing by virtue of meeting 2 of the following criteria:</p> <ul style="list-style-type: none"> - Group value - Social importance - Industrial importance - Townscape value - Sense of place <p>The buildings offer no sense of place or group value are also not visible from the street so do not add townscape value. Originally a residential home, there is no industrial importance. As we are a school, it could be argued there is some social importance but as the school is not run by the local authority as we are an independent boarding and day school, so therefore social connections locally are limited. This also is only one category within this pathway that we might meet.</p>			

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Advice from Heritage Consultant:

In respect of the objection to the local listing of Heathfield School, this clearly meets the criteria for architectural interest. The house is shown on the 1869 OS map as Heathfield Lodge and is a mod-Victorian building. It is built in an neo-classical style as a two storey building with a balustraded parapet roof and finished in white stucco with a ground floor open loggia with Doric columns along two sides and balcony above and triglyphs decorating the entablature. To the rear is a range of French-style two storey dormitory's with attics forming a courtyard. A later Victorian chapel is located to the rear.

History

The building was the original home of the Paravicini family and called 'Heathfield Lodge'. The Heathfield School was founded in 1899 by Eleanor Beatrice Wyatt, its first headmistress. In 1882, at the age of 24, Miss Wyatt and her mother had opened Queen's Gate School in South Kensington, London. The Chapel was officially blessed in 1899.

Recommendation : Approve Local Listing

Former British Legion Hall, Hatchett Lane.

Criteria



Promotor	Winkfield Parish Council	
Description	Public/Community Hall	
Age	1912	✓
Architectural Interest	Architectural details/retained detailing	✓
Historic Interest	Historic Association	✓
Additional criteria	Social importance	✓
Additional criteria	No	X
Other considerations	No	X
Nationally Listed	No	X
Conservation area	No	X

Response to consultation:

Parish Council did not speak to the Agent acting for the owner regarding this nomination.

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The building does not meet the criteria for Local Listing since:

a) It does not meet the criteria set under Pathway 1 for the selection of buildings for Local Listing by virtue of:

Architectural Interest i.e. it is not considered that the Hall could be said to be of 'Architectural Interest'. The Hall is a soft red brick structure built in a plain and very common place Edwardian style.

Historic Interest i.e. to be able to justify special architectural interest the Hall must illustrate important aspects of the nation's history and/or have closely substantiated historical association with nationally important individuals, groups or events; and the hall in its current form will afford a strong connection with the valued aspect of history.

The Hall does not illustrate an important aspect of the nation's history.

The Hall was built in 1912. The owner let the Hall to the British Legion in the 1930's and several years ago the British Legion surrendered its lease. Whilst it is arguable that the Royal British Legion are a nationally important group, if that is the case, hundreds of generic buildings up and down the country which have for a period of time been used by the Royal British Legion should be on the Local List - and they are not.

In addition, to qualify as a building of 'Historical Interest' the Hall '*in its current form*' must '*afford a strong connection with the valued aspect of history*'. There is nothing about the '*current form*' of the Hall which references its prior association with the Royal British Legion.

b) It does not meet the criteria set under Pathway 2 for the selection of buildings for Local Listing by virtue of meeting 2 of the following criteria:

- Group value
- Social importance
- Industrial importance
- Townscape value
- Sense of place

The only possible criteria under Pathway 2 which the Hall may pass is 'Social Importance' and it would therefore fail to meet the necessary qualification.

Advice from Heritage Consultant

In relation to this building it should be stressed that the local listing does not require the building to be of "special architectural or historic interest" as stated in the letter but rather of local interest. "Special interest" is the requirement for national listing which is a designation which confers statutory protection of the building or structure

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Based on the BFC local list criteria, whilst the building dates from 1912 and is a relatively simple Edwardian building, it is an attractive building with a distinctive townscape presence as a landmark in the streetscene. The building has a number of architectural embellishments including use of Flemish bond brickwork with buttresses, tripartite casement windows divided into panels of 2-over-3 panes and a central projecting entrance porch with a decorative timber framed panel and pitched roof with finial and decorative brick arch.

The building was constructed for the Royal British Legion which is considered a nationally important social institution which supports the servicemen and women. Historic England recently undertook a re-survey of war memorials throughout England and listed many of them in advance of the centenary of WWI.

Recommendation : Approve Local Listing