

**Staunton Farm – Gothic Library
Structural Inspection, Condition Survey,
and Fabric Preservation
Design Strategy incorporating the Heritage Statement**



P13926 Rev L1 19/09/2024

**Staunton Farm Gothic Library
Middle Park Way
Havant
PO9 5HB**

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1.0 Assessment of Heritage Significance

1.1 Introduction

The Gothic Library building is located within the Staunton Farm visitor attraction, which is an ornamental farm in Hampshire and includes a maze, glass house, gardens, children's play facilities a café, as well as many animals.

This project is a result of a structural inspection made during 2023, and a follow up condition survey, which identified essential structural repairs and conservation works to preserve the façade fabric. At the time of the surveys access to inspect the roof covering was not available.

Limited funding has been made available to undertake:-

- Further structural inspections of the roof structure,
- Close up inspections of the internal masonry above the arch windows.
- Inspection of the chimney top to check the condition of the capping.
- Masonry conservation and crack repairs, to ensure stability, and to eliminate any hazard of falling fabric.
- Roof and guttering maintenance to improve the resistance to water penetration.

The initial works described above are considered to be like for like conservation and repairs resulting from the structural inspection and condition survey.

Site works commenced on 9th September 2024, for a period of 8 weeks.

The external scaffold and internal tower, has provided the opportunity for further surveys and inspections.

This process has highlighted some further essential repairs

- Octagonal roof plate has a significant crack. This will need to be propped from the main roof beam.
- One significant crack in the masonry, which will need 2 rows of Helibar stitching.
- Chimney capping
- Like for like render repairs to prevent falling fabric, and to prevent further decay due to water ingress.

This document has been prepared to accompany a Listed Building Application to undertake the necessary conservation and adaptations to the building fabric.

1.2 Heritage Description

Historic England Listing Entry for The Gothic Library, reads as follows:-

Heritage Category: Listed Building

Grade: II

List Entry Number: 1092129

Date first listed: 06-Feb-1984

List Entry Name: The Gothick Library

Statutory Address: The Gothick Library, Petersfield Road

Chapter house. 1832, by Vuillamy. The shell of a building once attached to the Regency mansion, which was later demolished. Stucco on the parts once exposed to view, brick on 2 faces; pyramid slate roof. Octagonal plan. Crocketed pinnacles above stepped buttresses at the angles; between them a parapet has a moulded canopy and a dripstone band, enclosing 6 diamond cusped panels (to 4 faces); a hood-mould to the pointed 2-light window, which has tracery in its upper part and cusped ogees below a transom: a moulded (dripstone) base. 4 sides have windows of the full height, one with the doorway formed below the transom; the other windows have cills at transom level. At the 'rear', 2 faces have brickwork, and there is an octagonal buttress, rising above the parapet as a crenellated turret (being the flue from the fireplace). Within, the roof frame is late C20, the windows remain unglazed, but there are fragments of plasterwork with cusped quatrefoils. The fireplace is opposite the doorway. There are prints, which show the original appearance, with shelving up to the higher cill levels.



Fig 1: View of Leigh Park House from the frontispiece of “Notices of the Leigh Park Estate” 1836.

1.3 Development History

Staunton 1819 – 1860

The house was described in 1819 as a 'modern villa' at the time of its sale to Sir George Staunton. The estate comprised 828 acres, of which 420 acres were parkland and 408 acres were arable, meadows and coppices. Staunton continued to add to the estate with further purchases, including Havant Farm in 1821 and Bedhampton Farm in 1832.

Staunton began enlarging the house in 1819, with the addition of a clock-tower, a spare coach-house, and harness room with a servants room, all designed by Lewis Vulliamy. In 1828 the Conservatory was extended, and further extensions were made in 1832, to increase its size to 60ft by 40ft. The Gothic library was built in 1832, with a connecting corridor to the house. On the south side, where the house was sheltered by a colonnade, a stone terrace was constructed in 1834. The transition from the Conservatory to the garden was 'arched over with a trellis'.

After 1838 when Staunton became an MP, he took up more permanent residence, and was to continue to take a great interest in improvements to the estate. In 1845 *The Gardeners Chronicle* described the Pleasure Grounds as 'one of the most magnificent gardens in this country'.

On his death in 1859, the estate passed briefly to a relative, George Lynch-Staunton, before being put up for sale in 1860.

Stone 1861 – 1874

In 1861 the estate was purchased by W.H. Stone. An account in Trigg's *Guide to Hayling* 1867 states 'Mr. Stone's estate comprises in all 2,500 acres, including Havernacke Thicket, which extended for 900 acres, and the garden and pleasure grounds, which occupy not less than 25 acres'.

In 1863 Stone began construction of a *new* mansion 'of red brick with stone dressings' in the north of the grounds, described as 'a mansion in the pointed Gothic style...suited to the requirements of a family of wealth and position' on a 'more commanding site, from the designs of Mr. R.W. Drew, Architect, of London'. It included a promenade terrace overlooking the lake, and a new drive to the rear of the house with areas of flower bedding in the main entrance forecourt. The work was completed in 1865, and by then the southern most section of Staunton's house was partially demolished, leaving only the earlier part of house with Gothic Library attached.

By 1874 the House was completely demolished, leaving the Gothic Library as an ornamental object of historical interest.

The 20th century

By the 1930's the expense of upkeep and changes in social conditions made the running the estate extremely onerous. The original range of glasshouses had mostly disappeared by then. In 1936 Angela Fitzwygram sold 1,265 acres of land in West Leigh and Leigh Park to Portsmouth City Council.

In 1940, the estate was requisitioned by the Ministry of Defence and the Victorian mansion was taken over by the Royal Navy. Huts and structures were erected to service the naval occupation, and mines were tested in the lake.

The Fitzwygram family remained owners until the end of World War II. In 1944 Angela Wygram sold the estate in its entirety to Portsmouth City Council. The Council together with a consortium bought the estate in order to build a major housing scheme on the land.

By 1959 the Stone house had become too expensive to maintain, and it was pulled down, and the glass houses, gardens and estate buildings began to decline. The original east boundary wall of Storeys Gardens was demolished when the Petersfield Road was widened in the 1960's.

In 1987 following the establishment of Staunton Country Park, control of the historic estate and surrounding lands passed to a joint Management Committee representing eight partner bodies. Thereafter work began on renovation and restoration of the Estate. The Park suffered significant damage in the great storm of 1987, when 87 specimen trees were lost, followed by a further 30 trees in the storm of 1990.



Fig 2: Leigh Park 1840, Showing Staunton's Villa and the attached Gothic Library.

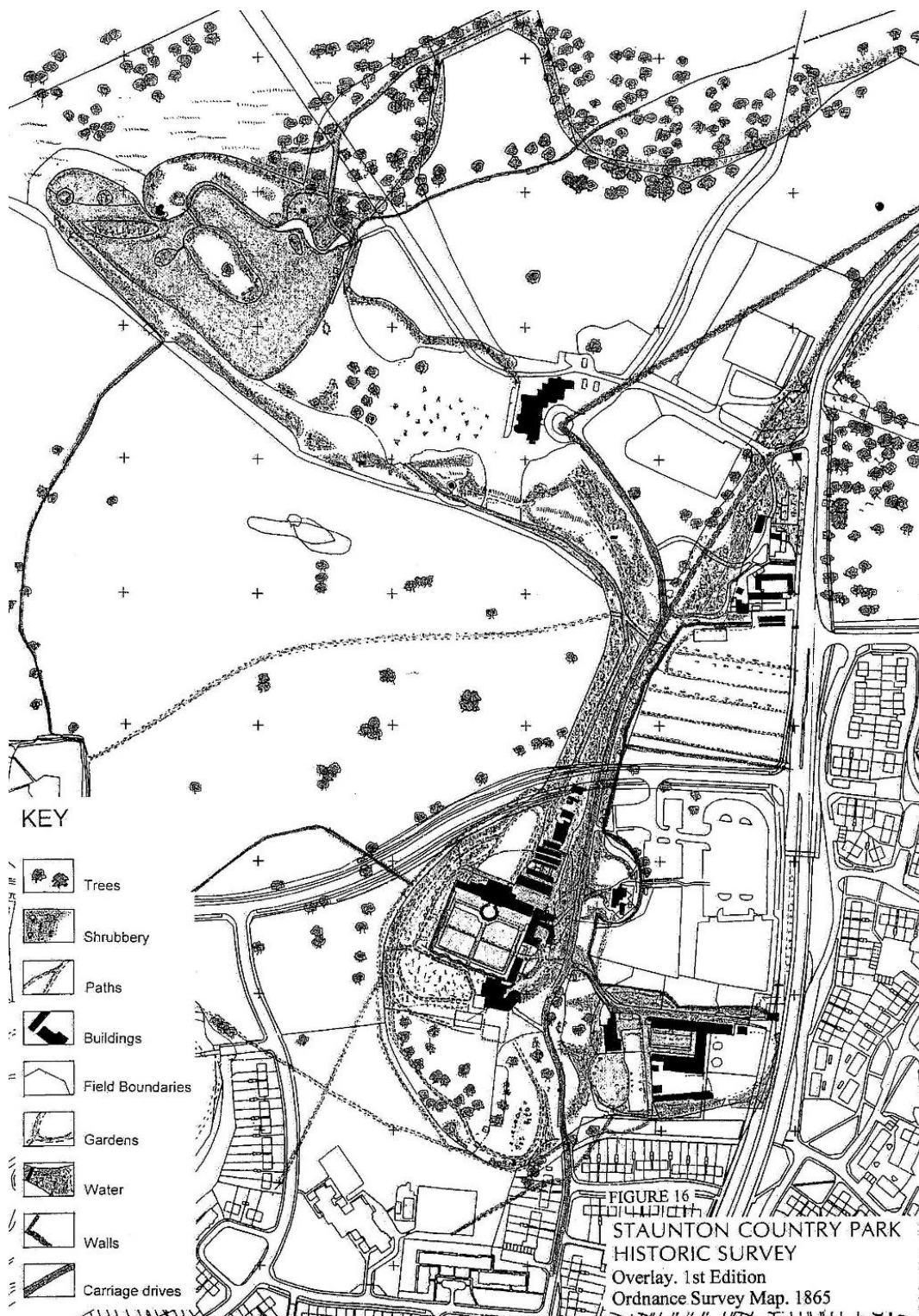


Fig 3: Map 1865, Showing Staunton's Villa partially demolished and the attached Gothic Library.



Fig 4: Map 1874, Showing Staunton's Villa now demolished and the retained Gothic Library.

1.4 Existing Site Plan & Aerial Photograph



Fig 5: Current Site Plan / Aerial Photograph

1.5 Photographs



Fig 6: Pre works image November 2023.



Fig 7: Image showing damp floor.



Fig 8 & 9: Image showing damp masonry.



Fig 10: Image showing masonry cracks above arch windows



Fig 11: Image showing main roof beam built into external wall

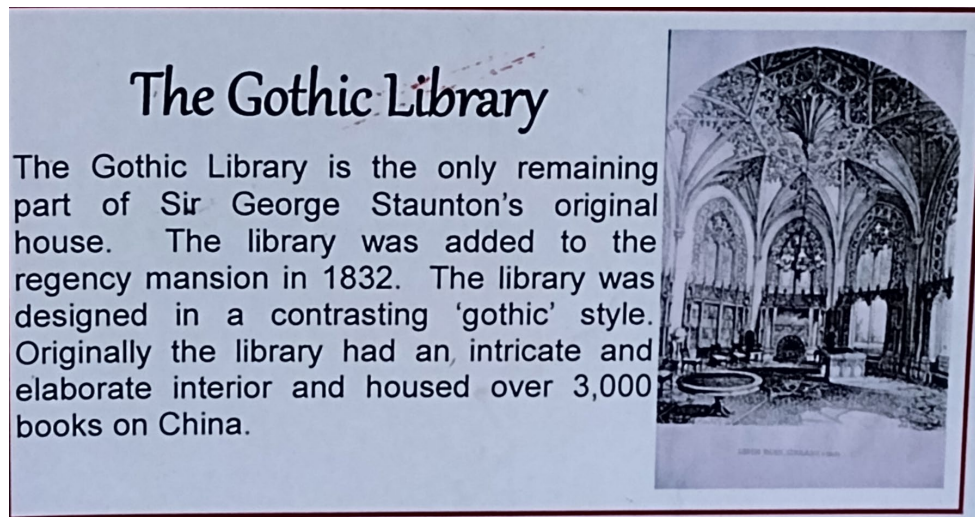


Fig 12: Interpretation of the elaborate interior of the original library



Fig 13: September 2024. Current works commenced, scaffold providing access to roof level.



Fig 14 & 15: Image showing significant crack through parapet wall and coping.

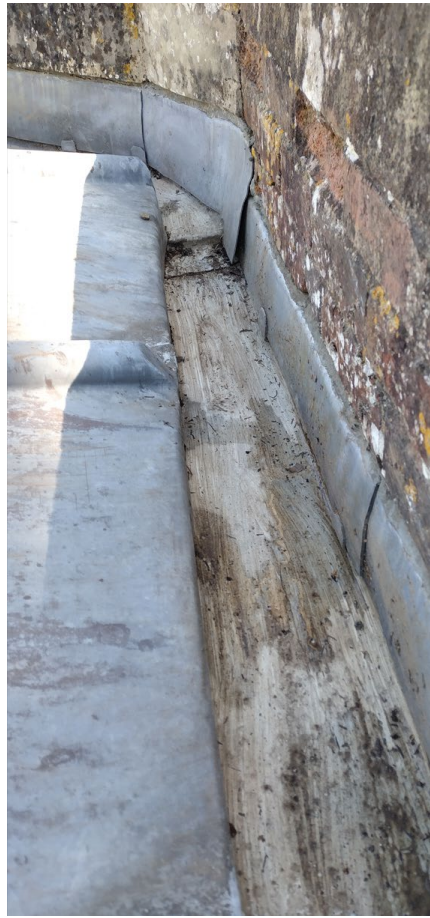


Fig 16 & 17: Image showing cleaned out parapet gutters.



Fig 18: Areas of repointing required to inside face of parapet wall.



Fig 19: Areas of pointing required to stabilise the Quatrefoil, to avoid hazard of falling masonry.



Fig 20: Areas of stabilisation of the Quatrefoil, to avoid hazard of falling masonry.



Fig 21: Identified areas of stabilisation to the flounced ledge.



Fig 22: Buttress corbel to be cleaned of moss with local render repairs.



Fig 23: Internal image showing the significant to central octagonal roof plate supporting the hip rafters.

Historic Value - *how people, events and aspects of past life are connected through a place to the present.*

Sir George Thomas Staunton (1781–1859), sinologist and politician, was a key figure in early nineteenth-century Anglo-Chinese relations. Staunton secured a post as a writer in the East India Company's factory in Canton in 1798. He translated China's penal code and was promoted to chief of the Canton factory in 1816. He was a member of Britain's Amherst embassy to Peking in 1816–1817 to protest against mandarins' treatment of Canton merchants.

In 1820 he purchased the Leigh estate in Hampshire which included what was to become Staunton Country Park. He lived there for part of each year and made substantial alterations to the buildings and the landscape.

Between 1818 and 1852 he was MP for several English constituencies, finally for Portsmouth. He was a member of the East India Committee, and in 1823, in conjunction with Henry Thomas Colebrooke founded the Royal Asiatic Society.

Staunton Country Park is deemed to be of national importance and is registered Grade II* on the English Heritage Register of Historic Parks and Gardens consisting of a Regency landscaped parkland and forest encompassing approximately 1,000 acres in Hampshire. An ornamental farm, ornamental lake, follies, maze, walled garden and glasshouses can be found within it.

Staunton Country Park lies on the northern outskirts of Havant and is owned by Hampshire County Council. Middle Park Way, built in the 1950s, cuts from west to east across the southern third of the site, separating the area known as South Gardens from the North or Leigh Park Gardens.

The Gothic Library sits within the Staunton Farm to the South side of Middle Park Road, which is a pay to access family day out visitor attraction. The Staunton farm experience offers a rare breeds farm, the south coast's largest ornamental glasshouses, beautiful gardens and 1,000 acres of country park to explore.

The Gothic Library is an integral part of the visit, being the only remaining part of Sir George Staunton's House. The Historic value of the building is therefore of **High** historical significance.

Evidential Value - *how the physical remains of a place tell us about the past*

The Gothic Library stands as a landmark building within the estate, being an essential link to the Sir George Staunton legacy. The building masonry is predominantly brickwork masonry with an ornamental rendered finish. The masonry fabric appearance aligns with images dating back to 1836. The ornate interior has been removed. There are images showing of a coned cupula type ceiling structure, and pockets within the brickwork would support this. Most of the internal plasterwork is missing, but some detailed plasterwork remains around the arched windows. It is likely that the original roof may have been a different form than the present day 8-sided roof with a lead covering.

However, the approach must respect the remaining masonry fabric, and consider it to be as originally constructed. Therefore, the building is of **High** evidential significance.

Aesthetic Value - *how people draw sensory and intellectual stimulation from place.*

The building is significant in terms of this historic fabric, the gothic design, and the remains of the internal ornamental plaster work. It is a recognisable local landmark and is considered to be of **High** aesthetic value.

Communal Value - *how people draw meaning from a place because it figures in their collective experience or memory*

The building being the only remaining part of the House built by Sir George Staunton, and an important part of the visitor attraction is considered to be of a **High** communal value.

Summary of Significance

The building is the only remaining part of the House built by Sir George Staunton. It is this link in History which gives the name to the farm and country park. Overall, the Heritage Significance is therefore **High**.

2.0 The Proposals

2.1 Summary

The project is a result of an adhoc structural inspection, which identified concerns regarding the condition of the main roof support beam, and the condition of the internal masonry above the internal arch windows.

Following the issue of this report, the HCC architectural conservation team undertook a ground level condition survey. A request was made for funds to undertake the structural inspections and repairs, and then some limited conservation works targeted at reducing water ingress, which was causing decay to the existing fabric. At this stage, repairs were considered “Like for Like” and an application for listed building consent would not be required.

Works commenced on 9th September 2024, with the erection of an external scaffold, and internal tower access. This high-level access has enabled further detailed close up inspections by the structural engineer and the accredited architectural conservationist.

This application now seeks to obtain Listed Building Consent for:-

- Roof structure:- Designed timber propping to the high-level octagonal plate.
- Masonry:- Structural repairs to add 2 rows of Helibar stitching to a significant crack to Face 2 parapet wall.
- Chimney:- To inspect the chimney capping, and adapt to prevent water ingress and promote water run-off
- Fabric:- To acknowledge the Like for like localised conservation and repairs of loose render to reduce the risk of falling masonry, and to reduce water ingress which may lead to further decay to the fabric.
- To secure loose glass windows using lime mortar putty.
- Light touch cleaning to remove moss and algae for the façade render and window glazing.

Full details of the proposals can be found on the accompanying drawings.

2.2 Statement of Impact

Impact on Historic Fabric

The available funding has been identified for essential works only. This is prioritised at structural, health and safety and the prevention of water ingress.

There are two elements of additions. These are the roof structure propping and the additional of 2 rows of 1m long Helibar.

The roof plate propping is high level and partially concealed by the beam. It has very little impact on the existing structure, and potentially would be reversible.

The location of the Helibar stitching has been carefully considered. On the external façade there will be 1 row, set into the brick course above the window arch. The other location is on the roof side of the parapet wall, and will not be seen. In both locations the facework will be repointed in lime mortar to match the existing.

This project is not a refurbishment. Minor works to the façade, only seeks to retain and preserve the existing fabric.

Therefore, the impact of the interventions on the historic fabric is considered to be **Low**.

Impact of Setting of Heritage Asset

This is a positive approach to preserve the fabric. The limited funds mean low impact which align with the SPAB ideal of preservation rather than refurbishment. On completion, the works will not be evident, but they will improve the condition of the fabric and structure.

Therefore, the impact of the setting of the heritage asset is considered to be **Low**.

Overall Impact on Significance

The works to the structure are essential. The works to the fabric will limit further decay.

Overall, therefore, the impact on significance of these proposals is considered to be **Low**.

3.0

Justification and Mitigation:

These proposals are reactive to a structural repair instruction survey, which presented an opportunity to undertake a fabric condition survey.

The works to the structure are essential to prop the roof structure, and to strengthen the masonry. The proposed conservation works have been prioritised to remove the risk of falling masonry for reasons of Health and safety, and to reduce water penetration, which will limit further fabric decay.

Heritage Benefits

The proposals will improve the structural integrity, and preserve vulnerable elements of the building fabric, ensuring the building can continue to be operate safe and securely, providing a sustainable use, for the visitors to Staunton Farm to enjoy this heritage asset.