

HERITAGE STATEMENT

TO ACCOMPANY LISTED BUILDING APPLICATION IN RESPECT OF

PURBROOK HOUSE
LONDON ROAD
PURBROOK
WATERLOOVILLE
HAMPSHIRE
PO7 5JY

FLAT 8 PROPOSED INTERNAL ALTERATIONS

DATED: JULY 2024



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(To be read in conjunction with attached drawings)

1.0 Introduction

- 1.0.1 This supporting Design & Access & Heritage Statement has been prepared by Maylands Consulting on behalf of Freshwater Group of Companies. It accompanies a Listed Building Application for the internal refurbishment, secondary glazing to Flat 8 on the second floor.

Purbrook House is a Grade II Listed Building No 1154983 which fronts onto London Road. The asset property dates to the Early 19th Century and it is essential to preserve these properties.

The property is not sited within the following:

World Heritage site,
Conservation area.
Ancient monuments
Battle ground

The property is arranged over 3 storeys with a basement. It has tile roof covering, yellow masonry with stone detailing and timber sliding sash windows which are painted finish in white.

The existing 19th Century building and lower northern extension are yellow brickwork built in Flemish Bond except for the South elevation which appears to be clad with yellow mathematical tiles and pointed to match the other facades.

The property consists of mixed usage with commercial office space to the ground floor and 4No residential flats to the upper floors, with 1No flat in the Northern single storey extension.

We can assume that the internal layout has been altered in the past with a mixture of original lime plaster partitions and more modern plasterboard finishes present.

The surrounding area is mainly residential property which overlook the property.

2.0 Location & surrounding area

- 2.0.1 The application site is situated to the West of the London Road at the entrance to Purbrook Gardens and is predominately surrounded by residential properties which are modern in design.
- 2.0.2 The site is predominately flat, with a slight down from the London Road across the site
- 2.0.3 No trees will be affected by the scheme.

3.2 Layout

- 3.2.1 No additional floor space will be formed in this application, the only alterations to the layout will be the alterations within Flat 8

3.3 Scale

- 3.3.1 The original scale/mass of the property will not be affected by the proposals.

3.4 Appearance

- 3.4.1 The proposed scheme will not impact the property externally,

3.5 Access

- 3.5.1 No works are proposed to the current access points.

4.0 Need for proposed development

- 4.0.1 The heritage asset is a mixture of office space and residential flats and as such requires sympathetically modernising to bring up to a good standard.
Flat 8 is on the second floor to the front of the property and consists of a lounge / dinner area, 2 bedrooms and bathroom.

- 4.0.2 The proposals retain the general layout of the flats.
Flat 8 works consist of a rewire and general refurbishment to bring the flat into good order with secondary glazing being installed to the inside of the existing windows, these will replicate the original windows.

4.1 Effects of the proposal

- 4.1.1 The scheme has been developed to minimise the impact on the asset building internally.

The internal works within the flats will be minimal with the overall layout not being altered. All repairs/refurbishments will be carried out in a sensitive nature while improving the efficiency of the property and maintaining the original features.

5.0 Conclusions

The proposed alterations relate to the internal layout of Flat 8 and will therefore not affect the external appearance of the Listed Building or have a detrimental effect on its character or setting in the local area.

These alterations are minor in context to the building on a whole, however every effort will be made to preserve features of special interest internally as well as salvage and reuse materials where possible.

SPECIFICATION OF WORKS

£

PRELIMINARIES

EMPLOYER

City & Country Props (Midlands) Limited
Freshwater House
158-162 Shaftesbury Avenue
London
WC2H 8HR

Access to the site is via the enclosed keys

GRADE B SPECIFICATION FOR REFURBISHMENT OF

8 Purbrook House, Purbrook Gardens, Portsmouth

DATE:

GENERALLY

Permitted hours of work are:

Monday to Thursday 08:00 to 16:00

Friday 08:00 to 17:00 (Summer) 8.00 to 16.00 (Winter)

No work is permitted to be undertaken on Saturday or Sunday.

Additionally, there is no work permitted on Jewish Holiday dates. Please check with Project Co Ordinator for the details of these.

An allowance should be made for moving items of furniture and plants etc., within the common areas and for providing all necessary temporary protection on staircases, handrails, walls etc., as required and necessary to execute the works in safe and orderly manner.

No materials shall be stored within the common parts during the course of the works and on no account shall the escape routes be obstructed at any time.

The contractor shall allow for all necessary dustsheets and rubbish clearance during the course of the works and on completion of contract.

Upon Completion and prior to handing back to the Client, the entire property must be thoroughly cleaned and left in a condition ready to let on the open market.

CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2007 "CDM"

We would request you to register your company for regular updates from the Health and Safety Executive whose e mail address is construction-manager@bulletins.hse.gov.uk who will keep you updated as to changes to Health and Safety legislation which may pertain to your involvement in our properties.

The employer will appoint a CDM Co-ordinator under the above Regulations in due course. The Co-ordinator may issue a safety plan and the contractor will be required to confirm a price submitted or substantiate any variations thereto prior to commencing any work. It is anticipated that the Contractor will include within this tender for all reasonable anticipated requirements of the CDM Regulations.

The successful contractor for the work contained herein will be appointed the Principal Contractor by the Employer under the CDM Regulations.

The Principal Contractor must liaise with the CDM Co-ordinator to up date any safety plan and ensure the works comply with the same.

On completion of the works, the Principal Contractor must provide the CDM Co-ordinator with all necessary information for him to prepare the safety file.

The Contractor is to include in the price submitted herein any costs for compliance with the CDM Regulations. **£**

The contractor must not start work on receipt of an NCP and can only commence works once a signed order has been issued by the client.

On completion of the works, the Principal Contractor must provide the CDM co ordinator with all necessary information for him to prepare the Health and Safety file. It is imperative and essential that this information must be supplied on completion of the project. Any delay will result in your account not being finalised. This information is essential to the CDM co ordinator to prepare his files for the HSE executive.

DEFECTS LIABILITY

The Contractor shall be liable for all defects or third party costs arising from the work detailed herein for a period of 12 months from the completion of the work and shall be deemed as indemnifying the Employer in respect of the same.