

HERITAGE STATEMENT

TO ACCOMPANY LISTED BUILDING APPLICATION IN RESPECT OF

PURBROOK HOUSE
LONDON ROAD
PURBROOK
WATERLOOVILLE
HAMPSHIRE
PO7 5JY

FLAT 7 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 alterations, secondary glazing to Flat 7 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 7

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 7 is on the second floor to the rear of the property and consists of a lounge / dinner, 2 bedrooms and bathroom.

4.0.2 The proposals retain the general layout of the flats.

Flat 7 will introduce a small section of partition to create a kitchen area and general refurbishment works comprising of painting and minor repairs to bring the accommodation into a good order.

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 create a better overall layout, by introducing moving the bathroom into the existing kitchen area and creating a kitchen / lounge area. These

alterations 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 Flats 7 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.