

Eastney Farmhouse

Heritage Statement incorporating Design & Access Statement

Re-roofing main dwelling

2406 4.730

Rev 01

October 2024

1. Introduction

Hebden Design Studio has been appointed to provide listed building advice to the re-roofing of Eastney Farmhouse.

The dwelling comprises a C17 farmhouse with additions to the rear. The listing as shown on Heritage England's website states:

SU 70 SW HAVANT ST. PETER'S ROAD

Hayling Island

7/17 Eastney Farmhouse

House. C17, with C18 details. Stucco, with a tile roof. Long building of 1 storey and attic, 4 windows. Prominent ½-hipped roof, 2 flat-roofed dormers with cills at eaves level. 1 casement, 3 French windows. Later doorway has an oval canopy, ½ glazed double door, with narrow side windows. The rear has painted brick walling, small cambered openings, and 4 dormers.

2. State of Repair and Proposed Works

Roof:

The roof is in a poor state of repair with a large proportion of the tiles failing due to frost damage. The lead soakers around the front dormers and chimneys are failing allowing water ingress into the upper floor of the dwelling.

The proposed works comprise carefully stripping the roof with the attendance of a qualified ecologist. Existing battens and F1 type felt is to be removed.

Existing salvageable tiles set aside, assumed approx. 70% retained.

New breathable felt installed and F1 felt where required due to the presence of bats to be installed. New battens gauged to suit existing tiles.

Reinstall existing tiles while supplementing with tiles to match colour and texture.

Renewal of all lead works to dormers and chimney upstands.

Reinstall existing gutters.

To ensure a cohesive appearance, the existing tiles will be carefully removed and stacked to be blended with the reclaimed tiles in a ratio of approx. 70/30 (30% reclaimed)



Fig. 1 Roof tiles samples.

3. Heritage Statement

Eastney Farmhouse has been subject to numerous adaptations and additions over the life of the original 18th Century farmhouse. The proposed works seek to restore the existing roof to a standard which will see the dwelling be maintained for decades to come.

Significance and aspiration are placed on the use of traditional skills to conserve remaining historic elements and to faithfully replicate those which have been lost, ensuring that the value they represented is maintained and can be further enjoyed by those in the future.

Undertaken with the above detailed sensitive approach, it is considered that the proposed works will positively impact Eastney Farmhouse heritage asset.

4. Access Statement

The existing level arrangements are to be retained.