



Heritage Statement

Replacement Roof at Rocking Horse Nursery, 7 London Road, Waterloooville

Prepared by: CARL Architect Ltd

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HERITAGE STATEMENT

Introduction

This Heritage statement has been prepared to support the following proposal:
Replacement of lean-to single storey roof with kitchen with materials to match existing.

The Old School House is a Grade II listed building and a former school house. It currently benefits from permission for day nursery.

The site is located on the west side of London Road in Purbrook, north of the Ladybridge Roundabout, which connects to the A3 (M). It is directly south of the Parish Church of St John the Baptist. The building is within the St. John's Conservation Area.

Listing

Church school. Mid C19 Gothic style hall, with cross hall to the rear, porch, bell tower, and later minor extensions, Coarse flint walling with stone dressings, tile roof. Elevation to the road (east) has a large gable with 2 windows, having plate tracery above double lights, linked by a transom. Bell tower with pyramid roof, panelled eaves with gable. Porch wing has a doorway with a pointed arch with a relieving arch above of brick and yellow stone voussoirs. The general treatment is applied elsewhere, in a simpler form.

Conservation Area

The Conservation Area Appraisal for St. John's Conservation Area reiterates the architectural qualities of the school and its significance within the streetscene of Purbrook in combination with St. John's church and the former Methodist chapel. The conservation area is small, only consisting of those three main buildings along London Road and the nine houses of Marrelswood Gardens. The church and the old school are Grade II listed whilst the former Methodist chapel and the former vicarage are locally listed. All of the buildings make a positive contribution to the character of the area. The woodland to the south forms the entrance to Marrelswood Gardens and to the church car park. The woodland and all of the trees in the conservation area contribute to the character as well.

Single-storey extension

Although it is included in the listing, the single storey extension does not fully contribute to the quality of the building. It was the former office of the head teacher, now the kitchen. It has dark close boarded timber walls and a corrugated roof. The corrugated roof and associated flashings, fascias, guttering and verge details are in a poor state of repair and need to be replaced.

The Proposal

Due to the poor state of repair of the lean-to roof the applicant seeks Listed Building Consent to remove the lean-to roof and replace with new structural timbers, corrugated roof and replacement fascias, guttering, flashings and verge details, all to match existing and as shown on the drawings submitted with the LBC application.

Conclusion

It is considered that a new replacement roof as an important part of the maintenance of the building will enhance the listed building visually and extend the life of the property.
