

Heritage Statement & Schedule of Repair

Alterations and Additions For The Gazebo Garden.

The Pallant, Havant
Hampshire, PO9 1BE.

1.0 **Generally**

1.1 This Heritage Statement and Schedule of Repair is in pursuance of a Listed Building application to Havant Borough Council. The works are alterations and refurbishment works to the Grade II Listed gazebo and garden. The proposals include reinstating an original window and replacement railings.

1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Martin Critchley, Chartered Architect.

1.3 Reference should be made to the planning submission drawings for details of the proposals, ref:

1534	-	111	Site Plans
		211	Existing Garden Plan
		212	Existing Gazebo Plans
		311	Existing Elevations
		411	Proposed Gazebo Plans
		511	Proposed Elevations
		611	Proposed Draft Section
		711	Proposed Stair Details
		712	Replacement Window Details

2.0 Context

- 2.1 The Pallant runs west/east between North Street and Beechworth Road. The Gazebo Garden is on the south side of The Pallant, fronting directly on to Havant Borough Council's East Pallant public car park. The site extends through southwards to two private car parks which serve the premises on East Street.
- 2.2 Physical evidence of the important strategic role Havant played in the D-Day deployments of the Second World War can be seen in the gouges to the brickwork of the brick walls to East Pallant, and the marks in the kerb stones to East Street.
- 2.3 There are remnants of historic paving within the conservation area including kerbstones, flagstones, and brick pavements. Wherever these survive, they make a positive contribution towards the character and appearance of the conservation area.
- 2.4 A good percentage of the conservation area is private green space. This space not only contributes to the private enjoyment and amenity of householders and schools but has a wider role of providing opportunities for trees and hedges and shrubs.
- 2.5 Currently, the only public green space within the conservation area is the churchyard of St Faith's.
- 2.6 The Gazebo sits inside the High Archaeological Potential zone within St Faiths Conservation Area.
- 2.7 The Gazebo sits within the 'Historic and Commercial Core' of St Faiths Conservation Area.
- 2.6 The Gazebo was built in the late 18th Century (1779 is stamped on the weather vane) by William Lellyet. William Lellyet was the owner of the house then sited on the present 23 and 24 East Street.
- 2.7 The Gazebo is an excellent example of an eighteenth century garden gazebo, a rare survival (formerly set in the gardens of Magnolia House) now forming the centre piece of a 'secret' walled garden.
- 2.8 Towards the end of 1989 the car park around The Gazebo was constructed.

- 2.9 The Gazebo is built in red brick with grey headers, typical of West Sussex, and handmade clay roof tiles. The lower storey was probably used for storage. The upper storey, reached by an outside flight of stone steps, has a small room with evidence of windows on three sides, and with a fireplace in the northwest corner.
- 2.10 The garden consists of a paved area surrounding a circular bed which contains a Bay (*Laurus Nobilis*) surrounded by geranium and irises. The borders have box, camellia, hellebore, hyacinth, narcissus and viburnum for spring flowering, cistus, iris, lavender, lily, magnolia, roses, clematis, jasmine, cotton lavender, clematis, wisteria, and peony for summer flowering, and geranium, roses, helenium, aster and Virginia creeper for the autumn.
- 2.8 Various recent exploratory and alteration works within and surrounding the building have raised concerns, which require addressing in the Grade II Listed context of the building.
- 2.9 All of the following require attention:
- Sundial on Gazebo
 - Windows
 - Rainwater Goods (require replacement)
 - Staircase & Balustrade
 - Brickwork Repointing
 - Planting
- 2.10 The full extent of the proposed works are:
1. Remove and refix Sundial.
 2. Re-open south facing window opening.
Install replacement lintol.
Cart away arisings.
 3. Provide and fix 2 off,
Double hung sliding sash windows, with traditional balance weights and moulded timber sections.
 4. Remove existing fire surround and make good brickwork.
 5. Replaster upper room (lime based sand render).
 6. Clean ground floor internal walls.
Apply lime wash.
 7. Provide and fix 2x hardwood peg rails.

8. Reposition external bibcock internally.
Excavate and form low level opening
Make good brickwork.
Provide and fix hardwood tap enclosure.
9. Remove timber entrance door and frame.
Provide and fix wrought iron gate on pintels.
All to traditional pattern.
10. Provide and fix replacement wrought iron stair balustrading
to traditional pattern.
11. Decoration
New and existing joinery.
All new ironwork, as above.
Existing iron gates.
12. Repointing and repairs to existing boundary walls (lime mortar).

Schedule of Repair

3.0 External Walls

- 3.1 Repoint brickwork locally, particularly at high level on the Gazebo building, and variously to the garden walls. Repointing is to match the immediate adjacent pointing – lime mortar to be used throughout.
- 3.2 Pointing to the garden walls is a rubbed joint.
- 3.3 Pointing to the Gazebo is 2-3mm recessed joint, with a scribed bed joint.
- 3.4 Bricks for repairs –
Ibstock Laybrook Imperial red Stocks (68mm)
Weinberger 'Cirencester grey Multi' (for grey headers).

Windows

- 3.4 Replacement windows are to be traditional double hung sliding sash design, with:
- Parting beads
 - Lead balance weights on sash cords
 - Brass pulleys, lift rinds and sash fasteners
 - Single glazing
 - Ovolo mouldings to frame edges and glazing bars
- 3.5 Glazing to be cast glass and not polished plate. Putty to be linseed oil based.
- 3.6 Paint, oil based, matt 'Old English White'.

Internal Walls

- 3.7 Localised repair plastering is required. Replastering to be with lime based rendering mixes, and 'restoration' plaster mixes. Hardwall plasters are to be avoided.

Ironwork

- 3.8 The replacement railings are to be hand fabricated steel sections 'wrot iron', with 10mm rod spindles and 38mm tube handrail.
- 3.9 Handrail curves, bends and end scrolls to be hand forged.
- 3.10 Spindles to be set into original stone sockets with run lead grout.
- 3.11 Paint finish to be micaceous iron oxide.

4.0 External Works

- 4.1 The re-instatement of authentic period plant stocks is part of the proposed refurbishment works, but is not we believe subject to Listed Buildings consent.

Martin Critchley, Chartered Architect.

The Old Brewery, 15E South Street,
Havant, Hampshire, PO9 1PW.

- #1 3rd November 2015
- #2 12th November 2015