

Consultee Comments for Planning Application APP/15/01293

Application Summary

Application Number: APP/15/01293

Address: The Gazebo Garden, East Pallant, Havant

Proposal: Alterations to fenestration, replacement Georgian style handrails and internal repairs to The Gazebo, and repairs to the attached garden.

Case Officer: Rachael McMurray

Consultee Details

Name: Mr John Heritage Team

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On Behalf Of: Conservation Officer

Comments

For expediency this is an initial response, based on a desktop assessment and brief assessment of the structure from what can be seen in public external views. A follow up visit is required with access to the interior, in order to fully assess the proposals.

The Gazebo is listed and also included on the local list of parks and gardens produced by Hampshire Gardens Trust (HGT). There is an informal agreement that the HGT be consulted on schemes affecting sites included on the local register. I understand Dean Clark (representing HGT) has been involved in some discussions, but uncertain as to whether it covers the work here. Out of courtesy we need to contact HGT and advise that we are aware of some preliminary discussions involving Dean Clark. This should help in directing the enquiry to the right person, Dean Clark is also an Architect so his knowledge would be pertinent as the issue here is essentially building related.

My immediate comments are:-

The Gazebo is listed and an important heritage asset in the heart of the town. Investment to secure its sensitive repair and carefully researched restoration, to better reveal the structures significance would be welcome. The general approach and principles behind the current proposals therefore deserve support..

What is not clear from the details submitted is the level of research that has gone into the design; whether this is an intuitive idea of what might have existed, or is based on documentary and other evidence. Restoration should be based on informed research. I would have expected documentary evidence to be available in local history records held locally or at the Hampshire Record Office. The HGT may have more information from there own research. This should form part of the evidence base for the work, and would I feel be a key requirement of any potential grant giving

body.

The current window facing the car park is clearly inappropriate in design and how it sits within the brick reveal. The proposed replacement is more fitting. There is some ambiguity in the proposed glazing which requires clarification.

At the rear (south) elevation the proposal envisages reopening a blocked window. The earlier blocking has been carried out exceptionally well and the existence of the earlier opening evident. This wall now houses a sundial assume dating from 1984. Although in historic terms recent and therefore little weight can be attached to its significance, it is appropriately sited and suitable as a garden ornament. The Design, Access and Heritage Statement assumes knowledge of a wider vision for the possible use/purpose of the chamber which I am not conversant with. In the absence of this I must question the rationale behind reinstating this window.

Traditional railings are set in lead. It was not possible to view the steps to ascertain their age or whether they offer a clue to the original design.

I need to look at the proposed repairs in more detail on site to assess. My initial feeling is that the specification while probably along the right lines will need enhancement. I did not see any immediate areas requiring repointing. This is not to say selective work is not needed. Given the quality of the existing brickwork it pays to be cautious. Well intentioned work can be potentially damaging if it is over zealous.

Since the meat of the application is the repair and restoration of the structure, which is to be applauded, it is not really appropriate to condition the details as a reserved matter. I understand the project may be part of a Heritage Lottery Fund (HLF) bid. There are more bids for funding made to the HLF than the resources available. To give the project the best chance of success the more comprehensive and fully thought through the proposal the better. There is sometimes some seed funding available to help with this. My point is, the sort of additional information I am suggesting is needed for the LB application is likely to be required to support any subsequent grant bid. I am not sure what, if any, discussions have taken place with the HLF and what advice may have been provided.

I have prepared these notes in the knowledge that I understand there is a meeting concerning the project tomorrow which will be attended by our Landscape Architect. I hope it provides an early steer so that discussion can take place to move the project forward positively.

I have forwarded these comments to Julie Boschi, as she will be attending a meeting about the project tomorrow (7/1).