

Swiss Cottage, 9 St George's Walk, Waterlooville, Hampshire PO7 7TU

Assessment (External only)

Assessment of building requested following local public interest precipitated by potential demolition. Inspection at this stage limited to external public views and conducted on 24 April 2015.

Research. Basic limited research undertaken covering readily accessible source material i.e. historic mapping, Archaeological and Historic Building Record (AHBR) database and web search. There appears to be evidence of a building on this site c. 1870 as to be expected. I can find no other record. Judged on what can be seen, my guesstimate is the building falls within a likely date range of 1830 -1850.

Context

The property sits in a street of undistinguished architectural character predominantly dating from C20. It is of modest scale – 1 - 2 storey with a distinctive slate roof and veranda on the front elevation. It was used by the Citizens Advice Bureau up until the 27 April 2015 and is now vacant. Its original purpose and use is unknown. Likewise there is no information on the architect.

Interest

Waterlooville celebrates its 200th anniversary this year. Although no identifiable record has been found to date it does make a positive contribution in the local streetscene through its distinctive appearance. Historically it is likely to be one of the oldest surviving buildings. Architecturally it was designed to impress with the use of good architectural detailing. The sweeping slate roof, bargeboards and impressive squared and knapped flints with finely executed galleting being representative of high quality craftsmanship to the main street frontage. The rear of the building is more pedestrian being of two storey with fair faced brickwork under a slate roof. There is evidence of structural movement in the flank wall most likely caused by an adjacent tree, which has now been cut down (stump remains) – see photographs.

Alterations and additions have been made which devalue its architectural interest but are reversible. Most notably replacement of the windows in upvc, the attachment of a front boxy front porch addition and what appears to be the blocking of an earlier doorway.

Local Value

The building is likely to hold some local value by virtue of:

- a) its distinctive aesthetic style,
- b) illustrative of one of the few surviving earlier buildings from the town's development (historical interest)

- c) the rapid expansion of the town in a fashion that lacks a distinctive sense of place.

Planning History

The planning records require more detailed examination but I understand there is an extant planning for the redevelopment of the site. There has also been a previous appeal. From what I have been able to glean, the merits of the building has not been raised or covered in any detail to date.

Conclusion

On the basis of the evidence I do not consider the building would merit statutory listing which is designed to conserve the best buildings of their type nationally. The building's interest lies predominantly in the front range facing the street. The alterations that have been made and lack of a cohesive overall design means in my opinion it would fail the required national tests. It is open to any party to press the case for national listing through [Historic England](#). The building holds some local interest and would be a borderline case for addition to the local list as a non-designated heritage asset. This would not prevent implementation of the extant permission.

If the case came forward for reconsideration under a fresh planning application, I recommend that the applicant be required to submit a Heritage Statement which addresses what interest the building has and the case for demolition. It will be for the local planning authority when determining, to weigh up the loss of the building – for which the previous decision will be a material consideration - against other potential public benefits. Based on a suitable replacement building my expectation is a case for demolition could be made. If it was concluded redevelopment is acceptable, I advise that a basic photographic recording condition be made part of any new permission.

John Townsend

29/04/15

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