

Karen Wooden

From: Daphney Haywood
Sent: 12 June 2014 15:03
To: bst shared
Subject: FW: Little Oaks Hollybank Lane and, 8A Oaktree Drive, Emsworth- Cons officer comments for meridio and web please

From: John Townsend (HBC)
Sent: 06 June 2014 16:41
To: Daphney Haywood
Subject: RE: Little Oaks Hollybank Lane and, 8A Oaktree Drive, Emsworth

Daphney

I visited site today on the basis that the wall was unstable and hence a priority! I met the site manager Jason and was shown the wall in question. I understand (from him) that an application has been submitted for its demolition (?). The wall is roughly L-shaped and forms the shared boundary with Oaks Cottage. It comprises two distinct elements. The western most portion is of flint and brick construction. Its mean height is around 2.4 metres. This was clearly formerly a building - readily evident on site but confirmed by reference to historic mapping. The remaining larger portion of the wall is approx 2.1m in height and constructed in rat-trap bond.

I have not had sight of the structural report. The section of wall in rat trap bond appears in alignment and in fair c to good condition. There is some ivy growth which needs attention. Rat-Trap bond walls have some historic significance - examples can be found in Havant Town Centre - see St Faith's Conservation Area Appraisal. It is primarily used for economy - uses fewer bricks to achieve the same height. It is also reputed to be used in agricultural situations (walled garden) the cavity providing warmth and assisting with plant growth. Fruit trees were often trained against the wall. The historic map suggests the wall formed part of a kitchen garden enclosure with greenhouses etc., so this could be an additional reason for its use here.

From my visit I would say there may be an argument for demolishing the flint wall. It has lost its context and being only a remnant of a former structure the structural dynamics have changed. It does not appear unsafe but the contractor is obviously being precautionary in view of future garden use. It probably could be made safe by lowering its height and capping off but less incentive for doing so. The Rat-Trap bond wall does have historic interest for the reasons stated. It does not appear to be structurally unsound - you might be able to persuade building control to view and verify. To demolish and rebuild would appear. OTT and I would encourage a rethink. The wall is not protected (or something that could be statutorily protected). Conservative repair in my opinion would retain and provide an attractive feature for the newly formed gardens and prove more cost-effective. It would also avoid excavation adjacent to the mature trees.

I trust this of assistance.

John Townsend
Conservation Consultant
Development Control
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

(Fridays only)

john.townsend@havant.gov.uk
www.havant.gov.uk

From: Daphney Haywood
Sent: 05 June 2014 16:38
To: John Townsend (HBC)
Subject: Little Oaks Hollybank Lane and, 8A Oaktree Drive, Emsworth

John

Proposed demolition of unstable brick boundary wall and replacement with new brick boundary wall as detailed located to north of Plot 32 of Planning Approval ref 09/72129/002.

This relates to a housing development by banner homes which is currently under construction. the site formed part of the estate to a large manor house and the wall to be demolished is an old flint and brick wall.

it is not in very good condition and we have a structural report which indicates issues, however, in case it has any historical significance would you be able to take a look?

as it is a construction site advanced notice to the site manager may be required.

thanks

Daphney Haywood
Havant Borough Council,
Public Service Plaza,
Civic Centre Road,
Havant,
Hampshire.
PO9 2AX

Web: www.havant.gov.uk

email: daphney.haywood@havant.gov.uk

Direct Phone: 023 9244 6513