

FORBURY, 41 HAVANT ROAD, EMSWORTH, HAMPSHIRE PO10 7JD
PROPOSED ADAPTATIONS TO STABLE BLOCK
HERITAGE STATEMENT

GRADE II LISTED BUILDING:

Forbury is a grade II listed building listed at entry no 1154639 being jointly listed with the semi-detached Hearnbrook House at no. 39 Havant Road. The 'details' are reproduced from the English Heritage website page below:

SU 70 NW HAVANT HAVANT ROAD Emsworth

4/48 No. 39 (Hearnbrook House), and No. 41 (Forbury) II

Pair of houses, arranged symmetrically. 1805. Rendered front, stone with brick dressings and brickwork (painted); hipped slate roof. 2-storeyed, with a single-storeyed coupled porch joining the pair. Each unit has a symmetrical front (south) of 2 windows, rendered walling with plain eaves fascias and spaced coupled carved brackets to the wide eaves, stone cills, plain openings with frames for shutters. Sashes in reveals, with narrow side panes all round. The porchway has a Greek Doric Order, of a central column and 2 ½-columns, the interior walling being rusticated, and doorways having reeded architraves, enclosing a decorative fanlight and 4 panelled (2 topglazed) doors. The outer sides have single-storeyed wings of 1 window, and to the rear 2-storeyed wings, each with later but different additions. The rear elevations have a window below 2 roof hips, with stone walls and brick dressings. The interior (of No. 39) is virtually unaltered with architraves to doorways, a fine staircase with wreathed mahogany rail, fireplaces, and stone paving to the service quarter. At the rear there are narrow service structures, of stone, flint, brick and slate, with a 2-storeyed stable block (now a garage) to No. 39

This narrative describes the pair of houses including their frontal symmetry, their materials and the extent of their classical detailing. The interior of no. 39 is mentioned. The last sentence notes the narrow rear service structures (which are only a feature of no. 39) and the 2-storeyed stable block to no. 39.

There is no express mention of the stable block to Forbury itself. Nevertheless Forbury's stable block is within the curtilage of the site.

SETTING:

The stable block is situated at the rear northwest corner of the large back garden. From the public realm the stable block is invisible from Havant Road. From Convent Lane the upper part of the south elevation is visible over the boundary wall, the west and north elevations front onto Convent Lane which bends around the building. The east elevation is not visible from Convent Lane.

Within the site itself the stable block terminates the view facing north as seen from the side driveway. To the east of the stable block is the rear part of the back garden.

DESCRIPTION OF THE STABLE BLOCK:

In contrast to the house, the stable block is a modestly proportioned building comprising a major part with gable walls and pitched roof, and a rear lean-to. The latter appears to have been a more recent addition from the evidence of the layered east wall and the roof pitch / material. There is an upper attic storey over the major block.

EAST ELEVATION:

The gable wall has red brick quoins and verge detailing with infill of random rubble of mixed materials, chiefly stone, some flint, some of these knapped. There is one window with a timber lintel over in poor condition. The lintel is deflecting and the walling above has cracked accordingly. To the right is the lean-to whose lower elevation is of similar

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construction. The upper part of the wall is of red bricks laid on edge. The triangular area between the wall and the lean-to roof is clad with lapped horizontal timber boards.

SOUTH ELEVATION:

This appears to have been reconstructed during the 20th century. It is of painted calcium-silicate bricks (Midhurst Whites or similar) with 3 arched doorways and with 2 small windows to the upper storey. Most of the gutter is missing as is the downpipe. The windows and doors appear to be contemporary with the reconstruction and are in fairly poor condition.

WEST ELEVATION:

The gable wall is of the same construction as that to the east. There is one pointed arched window opening with red brick surround at present covered over with timber boarding. The west elevation of the lean-to is set back and is of dull reddish brick, the triangular area under the lean-to roof is of lapped horizontal timber boards (some broken).

NORTH ELEVATION:

The part of the north elevation extending beyond the lean-to is of the same construction as the gable wall to a height of approximately 2 metres, and then continues up all in red brick. The north elevation of the lean-to is of dull reddish brick. No gutter or downpipe extant to the major roof. There is evidence of a former downpipe connection into the ground but otherwise there is no gutter or downpipe to the lean-to roof now extant.

ROOFS:

The major roof is slated with clay ridge tiles. There are two Velux roofwindows to the northern pitch. The lean-to roof is of corrugated metal.

INTERIOR, GROUND STOREY:

Ceilings are lined out with painted skimmed plasterboard as are the walls of the lean-to. The walls of the major block are generally painted masonry faces. A timber stall is incorporated into the internal wall between the 2 rooms but is visible only in the larger room. The internal wall around the stair is of painted lightweight concrete blockwork. The ground floor is of paved construction sloping to fall in 2 directions to an off-centre drainage channel. The floor of the lean to is at a higher level and is of insitu concrete sloping to fall towards the major room. There is a timber stair apparently dating from latter part of the 20th century leading to the upper storey.

INTERIOR, UPPER STOREY:

Ceilings follow the roof pitch and are lined out with painted skimmed plasterboard. The timber ties and purlins of the roof structure are visible. The walls are masonry surfaces, generally unpainted. The floor is timber boarded and apparently dates from the latter part of the 20th century.

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INDICATIVE SCHEDULE OF REPAIRS;

Reroof the slate roof reusing the existing slates (assuming serviceable, otherwise use similar)

Replace the corrugated metal roof face in similar new material

Replace failing lintel to east window and repair cracked walling above it

Replace broken external boarding to lean-to west elevation

General repairs and upkeep

INDICATIVE SCHEDULE OF ALTERATIONS:

Take off remnants of the rainwater system and provide new guttering and downpipes throughout.

Remove existing external doors and replace with double-glazed doors/glazed screens.

Remove existing widows and replace with new double glazed

Remove existing overboarding to pointed arched window (and existing frame if necessary) replace with double-glazed unit (plus new frame if found necessary).

If it is found to be necessary, remove existing Velux roof windows and replace with new to current performance standard.

Take up the ground floors in the two large rooms and in the lean-to. If found to be suitable, set aside the recovered pavings for use in the new patio. Replace the floors with new concrete solid floors with insulation and damp proof membranes.

Remove existing internal door and frame between the two ground storey rooms and provide new replacement.

Remove the existing 2-leaf door at foot of stairs and its frame, infill to reduce doorway size and provide new single leaf door and frame.

Lower the level of the top landing to the stair by one riser (to mitigate lowered headroom above the landing due to lowered ceiling surface following provision of new insulated ceiling linings).

Remove balustrade to stair opening (to be replaced by new partition wall at upper storey).

Remove existing electrical installation and provide new installation

INDICATIVE SCHEDULE OF NEW WORK:

Form new opening in wall with brick reveals and provide new double-glazed patio door to east elevation of lean-to.

Form new opening in wall and provide new double-glazed window in north wall (for new Bathroom)

Form new opening in roof of lean-to and provide new double-glazed rooflight.

Erect new internal partition walls to provide the new room divisions together with new internal doors and frames.

Apply new insulated linings to walls and to ceilings under the roofs

Provide new heating and hot and cold water and installation. Provide balanced flue through external wall for the new boiler. Provide drainage pipework system.

Provide extract ventilation to new Bathroom and Kitchen areas with extract grilles in external walls.

Provide new fixtures and fittings.

Provide new aerial system.

Lay new patio with step outside the new patio doorway.