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architecture

DESIGN, ACCESS & HERITAGE STATEMENT

FOR

10 SOUTHLEIGH ROAD
WARBLINGTON, HAVANT
HAMPSHIRE, PO9 2RS

Client

Mr C Pope & Ms S Pennington

Job No. 11017

HAVANT BOROUGH COUNCIL
22 NOV 2011
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DESIGN, ACCESS & HERITAGE STATEMENT FOR 10 SOUTHLEIGH ROAD, WARBLINGTON HAVANT, HAMPSHIRE, PO9 2RS

Site Address 10 Southleigh Road, Warblington
Havant, Hampshire, PO9 2RS

Applicant Mr C Pope & Ms S Pennington

1.0 Introduction

1.1 This Design, Access & Heritage Statement is in support of a Planning Application to the Havant Borough Council to rebuild a fire damaged thatched cottage.

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

- 11017-101 - Site Plan
- 11017-100 - Survey
- 11017-200D - Floor Plans Proposed
- 11017-201 - Floor Plans Original
- 11017-300B - Elevations Proposed
- 11017-301 - Elevations Original.
- 11017-400A - Sections
- Eaves Detail
- Window Detail
- Havant Borough Council Letter dated 1 September 2011
- Design, Access & Heritage Statement

2.0 List Description

2.1 Grade: II
Date Listed: 21 July 1975
English Heritage Building ID: 135495
OS Grid Ref: SU7271106234
OS Grid Co-Ords: 472709, 106229

2.2 10 Southleigh Road, Warblington is a former symmetrical pair of cottages - C18. Brick, with a thatched roof, 2 storeys, 4 windows. Hipped roof, extending to lower eaves at the end outshots, catslide at the rear. Red brick walling in Flemish bond with blue heads, up to a former eaves level, and above this red brickwork in Flemish bond; boarded walling to the outshots, casements, 2 plain boarded doors.

3.0 Proposed Development

3.1 The building, once two cottages, has sustained significant fire damage to the extent that the original roof structure for all intents and purposes is destroyed. The fire damage to the northern half of the building is the more significant. The structure is generally intact from and including the wallplate on the southern half. The rear wallplate and upper timber partition on the northern half of the building has sustained more significant damage. The majority is beyond repair and requires replacement.

3.2 What remains of the roof structure is really limited to the modern softwood rafters over the outshot at the southern end of the building. It is understood the roof in this area was replaced when the building was re-thatched approx 10-12 years ago. It is also apparent that around this time the building underwent further alterations including the addition of buttresses in an attempt to restrain the rear wall, tanking of the walls and main floors and repointing.

3.3 **Ground Floor**

The existing masonry dividing wall between the main body of the house and outshot will be retained to the southern section of the building, with the removal of the northern section to provide a more functional space for kitchen and dining room. A beam will be installed to support first floor wall and floor joists to this area with oak timber encasement. The central chimney will be retained.

3.4 It is proposed to remove the existing ground floor construction and replace with a new insulated concrete floor slab on damp proof membrane with oak timber floor finish to southern section of building and stone slabs to northern section. The depth of new ground floor slab construction will be approx 400mm.

3.5 It will be necessary to expose the present foundations to the front and side walls to establish depth and size and ascertain if any remedial works are required.

3.6 The existing timber stairs to the north and south will be replaced by a new single stair in the centre of the building wrapping around the chimney stack.

3.7 **First Floor**

The existing stairs will be removed. New timber stud partitioning will be fitted to provide division of first floor into two bedrooms, dressing rooms and en-suites. New oak floor joists will be fitted to replace existing over-stressed joists. Oak timber flooring will be installed, with acoustic insulation fitted between joists and plasterboard ceilings set up to show exposed floor joists below.

3.8 **Exterior**

The existing front wall (west) and side wall returns (north and south) will be retained. The existing rear wall (east) will be removed along with buttresses and rebuilt on new foundations in new cavity wall masonry construction, built in Flemish garden bond. The height of this wall will be raised seven brick courses (540mm) above the existing level. This will provide suitable headroom along this wall.

3.9 The new roof construction will be set at a pitch of 45°, spanning off the existing timber wall plate on the front wall and new plate height off the rear wall to provide the long rear catslide roof. Having sought advice from local thatchers the 45° pitch is the minimum recommended for a thatched roof. The change to the rear eaves line does not significantly impact on the building's character. The thatch material to be used will be long straw to provide a shaggy, rough mat which wraps itself like a soft, thick blanket and curves around corners. The ridge on a long straw thatch will be a flush wrapover ridge.

3.10 The existing weatherboarded outshots to each side (north and south) will be removed and replaced with new cavity wall construction overclad with timber weatherboarding. The new outshots will be inset slightly from the main wall. It is proposed to enlarge both these areas by extending to the rear. The replacement windows will be oak framed, doubled glazed. The replacement external doors will be oak in oak frames. The existing chimney stack will be retained, with repointing and repair and additions of new flashings.

3.11 The existing facing brickwork is to be repointed using a lime mortar. We have been in contact with the Lime Centre and they have advised on the following mortar specification:- Hydraulic lime - NHL 3.5: 1 part lime: 2/2.5 parts aggregate using a gauged mix, existing joints to be raked out a min 8mm and repointed, finished with a cut back joint. A sample of the existing lime mortar will be provided to the Lime Centre for a colour match. We will work closely with The Lime Centre regarding repair schedule.

3.12 Internally the existing brick walls will be replastered using 3-coat hydraulic lime mix to the following specification:-

- 10mm thick scratch coat
- 8mm thick float coat
- 5mm finish coat - mix NHL 2 using AFS 50 silver sand.

New walls will have a gypsum plaster finish.

4.0 Assessment of Setting/Surroundings

4.1 The cottage is located in a residential area of mixed properties, fronting onto Southleigh Road. The rear of the site backs onto the Avenue Tennis Club. The cottage is set in its own garden with lawned area to the north, cottage garden to the west (front), small terrace to the rear (east) and vegetable garden and vehicular gravel drive to the south.

5.0 Consultation

5.1 We have held meetings with the Havant Borough Council Conservation Officer, Mr John Townsend, and also Mr Keith Weston from English Heritage. A copy of a letter from Havant Borough Council giving advice is attached as part of this application.

6.0 Design

6.1 The cottage will continue to be a residential dwelling. It is proposed to extend the ground floor store areas towards the rear. The fire damaged thatched roof will be replaced using long straw.

6.2 It is proposed to match as near as possible the existing facing bricks to construct the new rear wall. Windows and doors will be oak. There will be stained timber weatherboarding to the side outshots.

6.3 The garden will be retained as existing - lawned area to the north, cottage garden to the front, patio area to the rear and vegetable garden and gravel drive to the south.

7.0 Access

7.1 Pedestrian access to the site is from Southleigh Road via the existing gate. Vehicular access is from the south as existing. There will be paved access to the front door and rear door and from the gravel drive.

7.2 Access for the disabled will be provided in accordance with the requirements of the Building Regulations.

7.3 Emergency access is fully available from Southleigh Road.

8.0 Heritage Statement

8.1 Setting

The cottage is located in a residential area of mixed properties, fronting onto Southleigh Road. The rear of the site backs onto the Avenue Tennis Club. The cottage is set in its own garden with lawned area to the north, cottage garden to the west (front), small terrace to the rear (east) and vegetable garden and vehicular gravel drive to the south.

8.2 Significance

Historic - the property was once a symmetrical pair of cottages C18.
Cultural - there are no known community functions on the site.
Architectural - the property is an 18th century thatched cottage with hipped roof extending to lower eaves at the outshots, with rear catslide roof. The front elevation is in red brick walling in Flemish bond with blue headers up to a former eaves level, with red brick walling above this in Flemish bond.
Archaeological - there are no known archaeological details close to the site.

8.3 Features

Special features that are relevant are the existing facing brick walls and chimney stack which are to be retained.

8.4 Impact

As this project is a repair to the cottage after significant fire damage it is the intention to retain as much of the existing structure and detail as possible, retaining the character of the cottage by reinstatement of the roof structure and thatched roof covering.



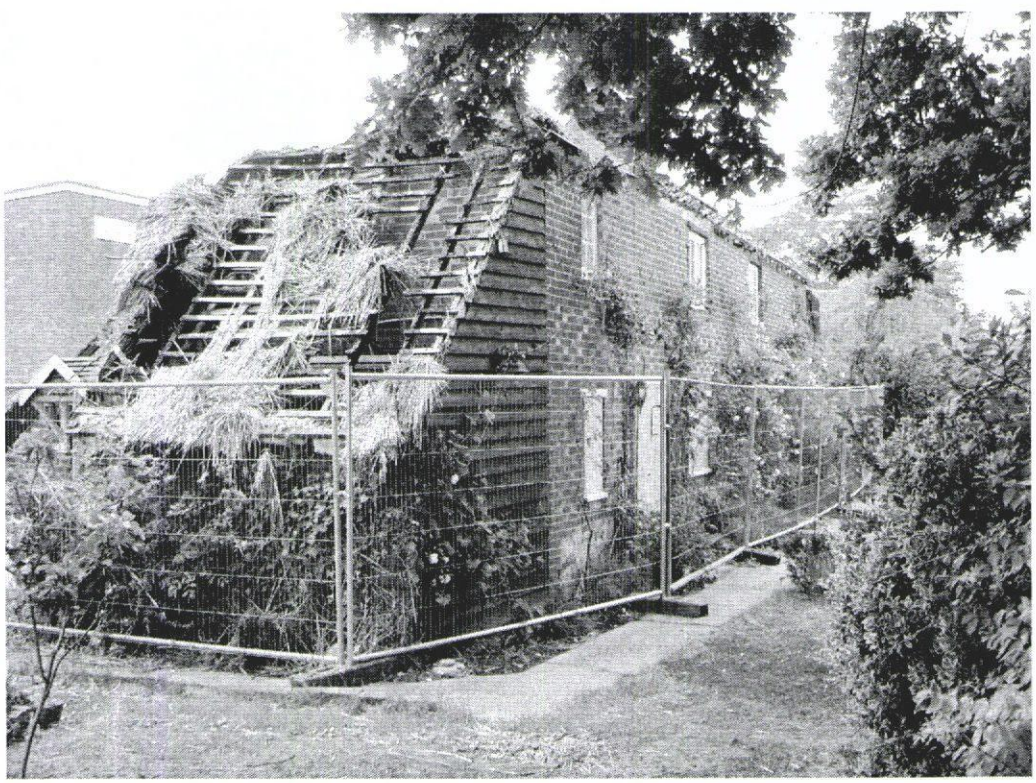
10 Southleigh Road front elevation before fire damage



10 Southleigh Road front elevation after fire



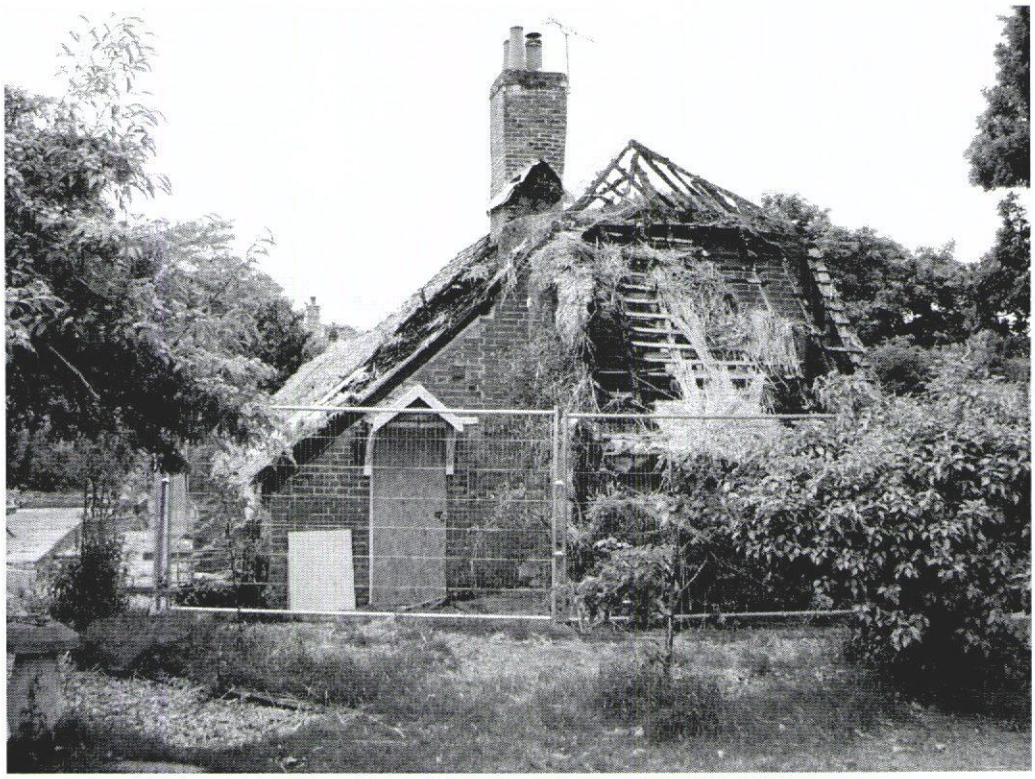
View of cottage from south west corner



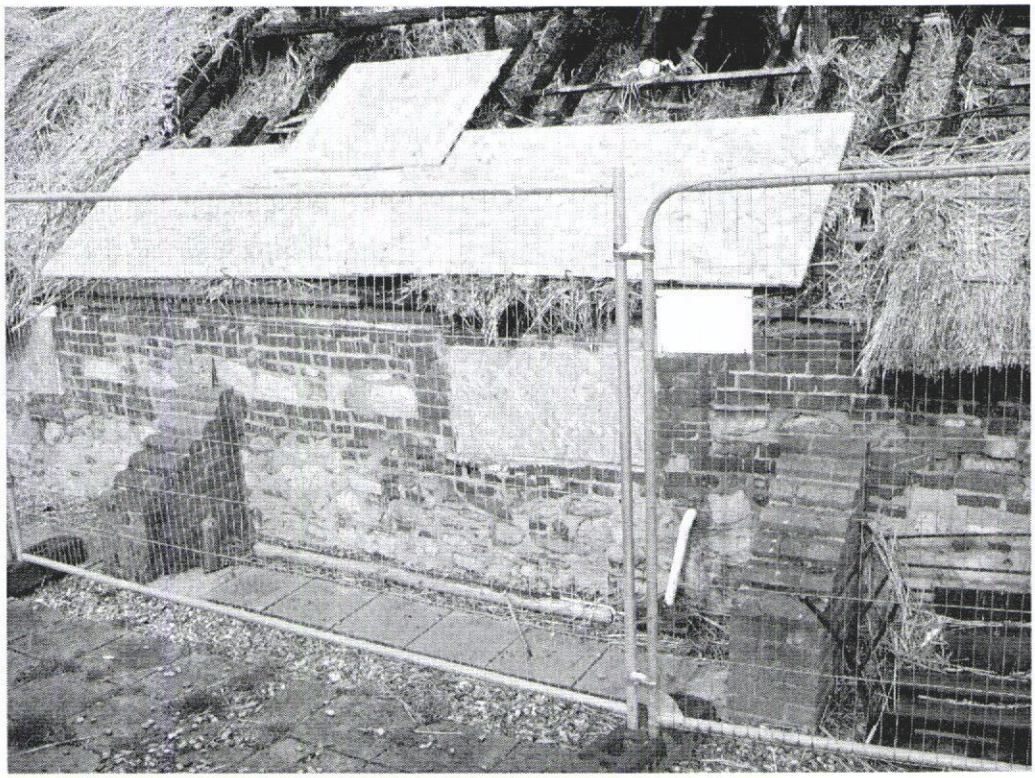
View of cottage from north west corner



View of cottage from south west corner



View of cottage from north east corner



Rear wall and buttress to be removed



Fire damage to north section of roof