

LINDEN HOMES/EPOLC TRUSTEES

ST MICHAELS CONVENT, WATERLOOVILLE

HERITAGE STATEMENT

JUNE 2012

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1. Introduction

- 1.1 This Heritage Assessment has been prepared by Turley Associates' heritage team on behalf of Linden Homes and the EPOLC Trustees in support of applications for planning permission and listed building consent for the proposed redevelopment of St Michael's Convent, 354 London Road, Waterlooville. The site includes two Grade II listed buildings. The list descriptions for the listed buildings are included at *Appendix 1*. The gardens are included on the non-statutory list of Hampshire Registered Parks and Gardens and the description is included at *Appendix 2*.
- 1.2 Section 2 of this report identifies the relevant heritage assets that may be affected by the proposals. Section 3 provides statements of significance for those heritage assets, including an assessment of the special architectural or historic interest of adjacent listed buildings. Wherever possible, the assessment of significance has sought to use existing published information and site analysis, supplemented as relevant by further information using current best practice.
- 1.3 Section 4 considers the effect of the proposed development against the statement of significance of the heritage asset set out in section 3. This assessment is undertaken in light of the statutory duties of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, national policy in the National Planning Policy Framework (NPPF) and regional and local planning policy for the historic environment (set out in detail in *Appendix 3*).

2. The Heritage Assets

2.1 The NPPF 2012 defines a heritage asset as:

*"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest."*¹

2.1 Designated heritage assets are those which possess a level of interest that justifies designation and are then subject to particular procedures in planning decisions that involve them.

Designated Heritage Assets

Listed Buildings

2.2 The Sacred Heart Church and St Michaels Convent are both statutorily listed at Grade II and for group value as buildings of special architectural or historic interest. They were listed on 2 February 1999. The List Entry description and accompanying map² is included at Appendix 1.

2.3 The list description for the Sacred Heart Church states:

Sacred Heart Church, St Michaels Convent GV II Convent church. 1922/5; by W.C. Mangan. English bond fletton brick, with soldier courses and herring-bone patterns. Concrete interlocking tile roof with brick-coped gable ends. PLAN: Three naves at 45 degrees to each other, converging on single sanctuary with semi-circular apse; the central nave is for the nuns, the south nave for the parishioners, and the north nave was for the convent children. Byzantine style. EXTERIOR: The .naves have alternating 3-light and single-light round-headed windows, the arches with brick piers corbelled at top; herring-bone pattern brickwork above, soldier course below and brick buttresses between with tile-weathered set-offs; 3-bay gable ends with round arch windows, the tall centre window on raised centre; brick bellcote over the east gable, which is linked to the convent; north

¹ DCLG, National Planning Policy Framework (NPPF) 2012 - Annex 2: Glossary

² The National Heritage List for England (English Heritage)

gable formerly connected to convent, but the link has been removed. Wide W gable where the naves converge has semi-circular apse with narrow round-arch windows and single-storey vestry projecting below. INTERIOR: The naves have open timber hammer-beam roofs; where the roofs converge the trusses are painted, supported on round piers and are traceried above the arches. Galleried organ loft at east end of nuns' nave. Apse and chapels to left and right contain elaborate marble altars. Original pews intact. Communion rail removed.

2.4 The list description for St Michaels Convent states:

Convent. 1889; by Leonard Stokes; with later additions; extensions on south 1965 by H Tompsett and Elisabeth Holliss. Buff-coloured in Flemish bond, with red brick dressings. Clay plain tile roof with gabled ends and deep swept eaves. Plain brick axial, lateral and gable-end stacks. PLAN: L-shaped on plan, with N.W wing attached to convent church added in 1922/5. Domestic Revival-Queen Anne style. EXTERIOR: 2 storeys and attic. Nearly symmetrical 5-bay west front; large 3-light ground floor sashes with glazing bars, cambered red brick arches, and splayed jambs integrated into wide flat red brick buttress between the windows and terminating on first floor; central entrance with wide canopy with segmental pediment, doorway under to right with band of casements to left and right; 6 small 2-light sashes on first floor with glazing bars; lateral stacks to left and right of centre with flat roof dormer between and small pediment over; 2 small flat roof dormers to left. Wing on left with wide dormer beside stack and gabled projection with large Venetian-type window; flat roof extension linking convent with church to west. Later accretions at rear (E) and 1965 extension on south end. INTERIOR: not inspected.

Non-Designated Heritage Assets

Local List of Registered Parks and Gardens

2.5 The St Michaels Convent grounds are included on Hampshire's local list of Registered Parks and Gardens. The list is locally maintained and does not carry the same weight as the Parks and Gardens register maintained by English Heritage.

2.6 The description for the Gardens states:

"A Foundation of the Order of Our Lady of Charity (an enclosed order) was established in Waterloooville, to care for destitute women and girls. Freehold property 2 houses, The Laurels, Fair Oak and 17 acres of land were bought at 202/203 London Road, Waterloooville. The land to the rear of the houses was extended down to the stream. There was Kitchen Garden, orchard and various outbuildings to the rear of the houses. A temporary Chapel was built, using part of a stable. This was used as a parish church until 1923. A coach house and outbuildings were turned into a laundry and accommodation for destitute women and girls until a wash-house was built in the field at some distance from The Laurels. New double-storey block built containing dormitory for the inmates, packing, ironing and recreation rooms. There was a drying room between the buildings. The rest of the area was uncultivated, apart from small vegetable patch and grass plot with some flowers. In 1894, a permanent convent was built and the Burial Ground at eastern end of site was established around 1890. The first burial of an inmate was in 1890 and the first Sister in 1899. The flight of steps up to the burial ground must have been built at about this time, crossing the Hermitage River by way of footbridge with brick arch over the river and brick coping on the footbridge. Post and wire fencing bordering the steps are made with galvanised posts, topped with unusual finials (exact date unknown)"

- 2.7 The description and accompanying map³ is included at Appendix 2.

³ Hampshire Register of Parks and Gardens (Hampshire County Council)

3. Significance of the Heritage Assets

Introduction

- 3.1 The NPPF 2012 defines the significance of a heritage asset as:

*"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."*⁴

- 3.2 Listed buildings hold special architectural or historic interest. The principles of selection for listed buildings are published by the DCMS⁵.
- 3.3 Conservation areas are designated if they are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance⁶. English Heritage has revised and republished its guidance in respect of conservation areas⁷ and this provides a framework for the appraisal and assessment of the special interest and significance of a conservation area.
- 3.4 English Heritage has published guidance with regard to registered parks and gardens of special historic interest⁸, which also sets out selection criteria and considerations for designed landscapes included on the register.
- 3.5 English Heritage has also published guidance⁹ on the identification of four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. Together, this guidance provides a framework for assessing the significance of all heritage assets.

Setting

- 3.6 In considering whether to grant planning permission for development that affects a listed building or its setting the local planning authority shall have special regard to

⁴ DCLG, National Planning Policy Framework (NPPF) 2012 - Annex 2: Glossary

⁵ DCMS Principles of Selection for Listing Buildings (March 2010); DCMS Scheduled Monuments (March 2010).

⁶ The Planning (Listed Buildings and Conservation Areas) Act 1990

⁷ Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage (2011)

⁸ English Heritage, The Register of Parks and Gardens, 2010

⁹ English Heritage, Conservation Principles, Policies and Guidance (April 2008)

the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses¹⁰.

- 3.7 *NPPF (2012)* defines the setting of a heritage asset as:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surrounding evolve. Elements of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

- 3.8 Paragraph 137 of the *NPPF (2012)* HE10 requires that local planning authorities treat favourably those applications for development that preserve those elements of setting that make a positive contribution to significance; and/or, better reveal the significance of heritage assets.

- 3.9 English Heritage recently published guidance¹¹ in respect of the setting of heritage assets, providing detail on understanding setting and the associated assessment of the impact of any changes. It provides a tool kit, undertaken in a series of steps, for assessing the implications of development proposals affecting setting, Step 2 sets out a check-list of potential attributes of setting that may help to elucidate its contribution to the significance of an asset, including its physical surroundings, experience of the asset, and its associative attributes.

Assessment

- 3.10 The following assessment is therefore provided in the form of statements of significance for the identified designated heritage assets that may be affected by the application proposals. This is proportionate to the importance of each of the assets and sufficient to understand the potential impact of the proposals, given their nature and extent. The contribution of the application site to the significance of the heritage assets, as an element within their settings, is also assessed as part of this assessment.

¹⁰ The Planning (Listed Buildings and Conservation Areas) Act 1990, section 66(1)

¹¹ The Setting of Heritage Assets: English Heritage guidance, 2011

St Michaels Convent

- 3.11 The following assessment of the significance of the Grade II listed building, St Michaels Convent, has been informed by the list description¹², dated 2 February 1999, The Buildings of England¹³ and site survey.

Architectural Interest

- 3.12 The architectural and aesthetic interest derives from both its architect, Leonard Stokes, as well as its importance as a purpose built convent building. Pevsner¹⁴ describes it as:

"Stoke's original block has his unmistakable originality, but tempered with monastic austerity. Three storeyed, the top storey an attic, the second with small windows, the lower with wide brick pilasters (of a brighter brick than the rest of the walls), which die above first-floor level, spanned with wide segmental arches of the same brick, containing the ground-floor windows. The gabled end is white rendered".

- 3.13 This was a building early in Stokes's career (which had started in 1883¹⁵ with St Patrick's Church School, Woolston¹⁶). Stokes carried out a significant amount of work for convents. Apart from his work for Nazareth House, St Michaels Convent was his first Convent¹⁷. It is an early work of an architect of some repute.
- 3.14 Externally, the building is relatively plain and is in a domestic Revival Queen Anne style. There are flat buttresses to the west elevation which terminate at the first floor with the exception of those signifying the entrance which extend to the roof.
- 3.15 The original 'L'-shaped form of the Convent is discernible, but there are also a number of extensions. The original appearance of the building is recorded in a series of photographs taken prior to the construction of the Chapel. WHislt undated, these are likely to date from the late 19th/early 20th Century. These are

¹² The National Heritage List for England (English Heritage)

¹³ Pevsner, N Lloyd, D Buildings of England: Hampshire and the Isle of Wight, 2002 (see Appendix 6)

¹⁴ Pevsner, N Lloyd, D Buildings of England: Hampshire and the Isle of Wight, 2002 (see Appendix 6)

¹⁵ Peter Howell, 'Stokes, Leonard Aloysius Scott (1858-1925)', *Oxford Dictionary of National Biography*, Oxford University Press, 2004; online edn, May 2010 (see Appendix 7)

¹⁶ Demolished on 1969

¹⁷ Peter Howell, 'Stokes, Leonard Aloysius Scott (1858-1925)', *Oxford Dictionary of National Biography*, Oxford University Press, 2004; online edn, May 2010 (see Appendix 7)

included at appendix 12. A view of the Convent building is also shown in figure 3.1 below.



Figure 3.1. West elevation of convent.

- 3.16 During the construction of the Chapel, a corridor was erected to link it to the original Convent building, whilst there have also been several extensions to the north and east, constructed after 1948. The southern extension – of two storeys – dates from 1965 and is of no architectural or historic interest.
- 3.17 The interiors of the building are plain, offering very little in the way of adornment. On the ground floor, there are larger communal spaces but the upper floors, where there was sleeping accommodation, is more cellular, although most rooms have fireplaces, with original surrounds.

Historic Interest

- 3.18 The historic interest and communal value of the Convent is very strong given its role within the parish; its value is derived from faith and the role that the building played in the local community.

In summary

- 3.19 The significance of the listed building is derived from its historic, communal and aesthetic values as purposed built convent building. It is an early work by Leonard Stokes who designed a significant number of such buildings. The building is, both

internally and externally, relatively plain. Communal and historic interest is present given the role that the Church played in the local community.

Setting

Physical surroundings

- 3.20 The setting of the listed building has undergone significant change since its original construction with a number of additions and extensions, including the Grade II listed Chapel (discussed below). The Convent has been extended to the north with a series of single storey, double height buildings, which were formerly laundry blocks. Other extensions include an extension in 1965 to the south as well as single storey buildings to the east. These are not of special architectural or historic interest.
- 3.21 The grounds of the Convent have also been subject to change. The addition of glass structures, presumably greenhouses in connection with vegetable gardens and orchards that provided food for the inhabitants, are shown on early Ordnance Survey plans. By 1961, the Ordnance Survey plan shows a tennis court to the east of the Convent buildings. The gardens remain as a visual and functional part of the setting of the listed building.
- 3.22 There has also been considerable change to the approach to the Convent from London Road (A3) to the west of the site. When first built, the Convent building would have been seen in an open setting, with trees to the east. A formal open space – The Green – was established as part of the approach to the original Convent. Housing was built to the north by the time of the 1909 Ordnance Survey Plan, introducing built development to its setting.
- 3.23 The view of the Convent building was terminated by 1925 when the Chapel was constructed which is now the first building visible when entering the site. Subsequently, a number of houses have been built in the surrounding area – including a three storey residential building on the western end of 'The Green', so that the Convent is now seen as part of a wider urban development rather than in its original landscaped setting.

Experience

- 3.24 The main entrance to the Convent remains as that established from its original construction, i.e. from London Road. Early Ordnance Survey Plans¹⁸ show that the Site was accessed from a road running alongside buildings fronting to London Road. Figure 3.2 shows the 1897 Ordnance Survey Plan. The Convent building would be seen against a landscape backdrop.

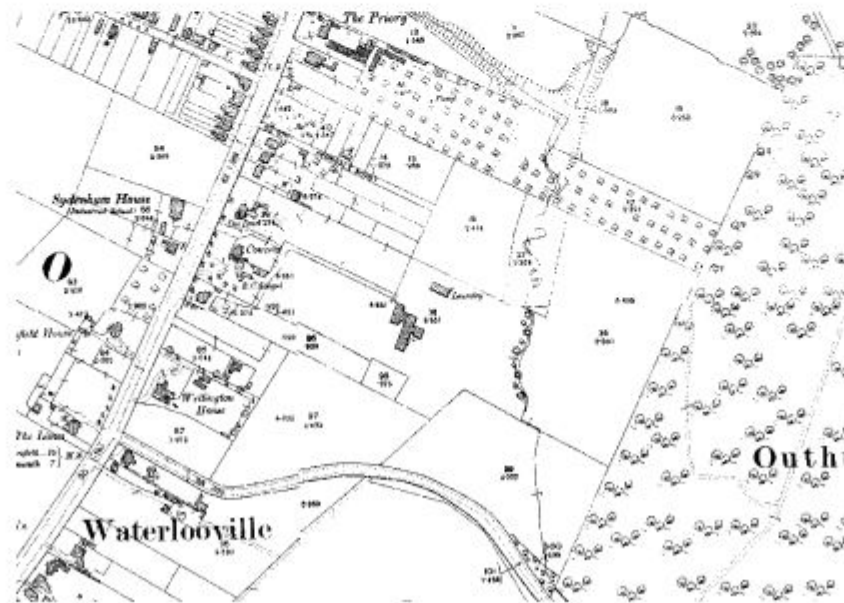


Figure 3.2. 1897 Ordnance Survey Plan.

- 3.25 The most significant change to the experience of the Convent buildings has been through the construction of the Chapel which obscured views from the approach road to the earliest phase of development on the site. Figure 3.3 shows the 1932 Ordnance Survey Plan following the construction of the chapel. This change took place in 1926 and the Convent buildings were no longer the primary focus of the approach to the site. Other extensions to the original Convent building have compounded this. The approach to the Site is now through built development rather than through an untouched landscape.

¹⁸ See Appendix 11

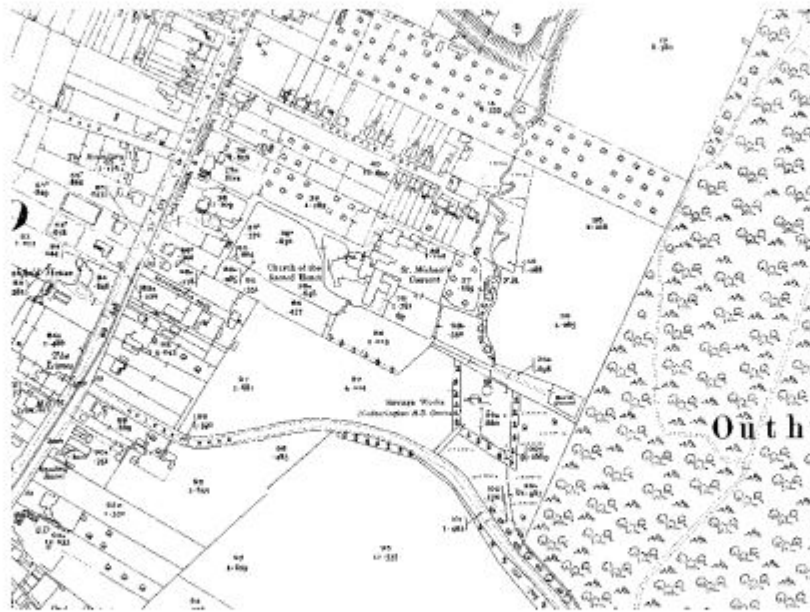


Figure 3.3. 1932 Ordnance Survey Plan.

3.26 A number of residential dwellings have been built immediately beyond the site boundaries. To the north of the site, a series of semi-detached properties were built in the late 19th and early 20th Centuries. Figure 3.4 shows the 1961 Ordnance Survey Plan with the construction of a number of residential dwellings within the immediate boundaries of the site. In the 1970's, several large residential developments were constructed on the east and south boundaries so that the site has become enclosed on all four sides by development. The boundaries of the site, whilst marked by fencing, allow views to these residential properties.



Figure 3.4. 1961 Ordnance Survey Plan.

- 3.27 There are no significant middle or longer distance views of the Convent building, rather it is seen as part of a wider urban context rather than any particular landmark building.

Associative attributes

- 3.28 The building has strong associative attributes with the adjoining Sacred Heart Church which was constructed for the Sisters but also to provide a place of worship for parishioners. The Church is constructed in similar materials and was an adjunct to the Convent building. The list description for the buildings notes that they have 'group value'.

Sacred Heart Church

- 3.29 The following assessment of the significance of the Sacred Heart Church, has been informed by the list description¹⁹, dated 2 February 1999, The Buildings of England²⁰ and site survey.

Architectural Interest

- 3.30 The architectural and aesthetic interest of the Church derives from its layout of three naves, intended so that the closed order of Sisters could worship, and not be visible, from others attending church services. This layout was in response to the Bishop's request that the Sisters of the Convent make provision for increasing the number of Catholics in the area until such time that a new parish church could be constructed²¹.
- 3.31 The exterior of the Church has herringbone patterns set into the exterior brickwork and English bond fletton brickwork. Pevsner²² notes:

"the architecture is not so imaginative as the planning; the roof arrangement at the junction is simply awkward and the exterior a mass of round arches in fussy brickwork".

¹⁹ The National Heritage List for England (English Heritage)

²⁰ Pevsner, N Lloyd, D Buildings of England: Hampshire and the Isle of Wight, 2002

²¹ The Church of the Sacred Heart and St Peter the Apostle, History of the Parish (http://www.waterlooville-catholic.org.uk/ourchurch/history_of_the_parish.php)

²² Pevsner, N Lloyd, D Buildings of England: Hampshire and the Isle of Wight, 2002

- 3.32 Notwithstanding this, the Church has been subject to change with the demolition of the building which linked the north gable to the convent and the removal of interior fixtures and fittings (including pews and communion rail) following the move to the new Church to the west.
- 3.33 Whilst internal fixtures and fittings have been removed, the hammer beam roof remains, as does the galleried organ loft at the end of the east nave and the apse and chapels to left and right of the altar containing marble altars. Where the roofs converge, the trusses are painted and supported on round piers which are traceried above the arches.
- 3.34 This is the only church by W C Mangan which is on the statutory list of buildings of architectural or historic interest. Mangan designed other churches but these are mainly of local interest only. The principal reason for listing is in its three nave layout.

Historic Interest

- 3.35 The historical interest and communal value of the listed building is derived from the evidence it provides about how it was once used as Church, linked to the neighbouring convent. It was used as such until July 2011 when the new church to the west was dedicated and this one ceased to be a place of worship.
- 3.36 There is strong historical interest and communal value to the listed building, having been a place of worship for parishioners and children based on the convent since its completion. Value is derived from collective worship and the important role that the Church plays in the wider community.

In summary

- 3.37 This significance of the building is derived from both its architectural, historic and communal interest.
- 3.38 Its architectural interest is from the three nave layout which was a specific response to the brief set out by the Bishop of the Diocese. With the exception of some of the internal fixtures and fittings, the interior of the building is intact. The communal interest of the building is derived from its community use and the important role that the building had within the parish as a place of worship. The building is currently vacant.

Setting

Physical surroundings

- 3.39 The physical surroundings of the Convent building is discussed at paragraphs 3.19 to 3.22 above. Much of that commentary is relevant to the physical surroundings of the Chapel as well, although it is noted that the Chapel was constructed after the Convent and it was always intended that it was seen as an adjunct and extension to the existing buildings.

Experience

- 3.40 The experience of the Convent buildings is discussed at paragraphs 3.23 to 3.26. Much of that commentary is applicable here. The chapel, following its construction, became the most visible building in the approach to the site from the west. Whilst a three storey residential building was constructed on the western side of 'The Green', the Chapel remains as the first building visible of the Convent grouping on the approach to the site.

Associative attributes

- 3.41 The Chapel has a strong group value and associative attributes with the adjoining Convent building, for which it was built. The Church provided a place of worship for the Sisters and for local parishioners whilst a new parish church was constructed (which was only recently completed).
- 3.42 The list description to both the Church and the Convent note this group value relationship.

Gardens to St Michaels Convent

- 3.43 As discussed earlier, the gardens to St Michaels Convent are included on Hampshire's local list of Registered Parks and Gardens. The Register Entry is included at appendix 9. The list is locally maintained and does not carry the same weight as the Parks and Gardens Register maintained by English Heritage.
- 3.44 The garden entry also identifies a number of features and describes them as follows:
1. Garden Wall; Flint Wall;
 2. Glasshouse; A green house formed part of the garden;

3. Statue; Statue of the Madonna stands in the sunken garden; and
4. Sunken Garden; Garden contained a sunken garden.

3.45 Figure 3.5 shows a view of the east elevation of the Convent building. The photograph is undated but was one of a series taken prior to the construction of the chapel in the 1920's. This shows the layout of the gardens.



Figure 3.5. East elevation of the convent showing gardens.

3.46 A second picture of the garden, figure 3.6, shows the post and rail fencing in the foreground.



Figure 3.7. View of rear of Convent across gardens.

- 3.47 Both of these photos show the considerable change that has occurred to the convent gardens which were well maintained and extensively planted. This is no longer visible today. The grounds to the Convent are now predominantly grassed with a number of apple trees throughout. There are limited remnants of the original planting pattern. The post and rail fence in the foreground of figure 3.7 has also been replaced.
- 3.48 For completeness, we have considered the relative significance of the gardens. The following assessment of the significance of the gardens has been informed by the description²³ provided by Hampshire County Council.
- 3.49 According to the description, the site comprises a garden, garden wall, glasshouse, statue and sunken garden. Many of these elements are no longer in place on the site. There is a sunken garden to the east of the main building, but this is currently overgrown and in a poor condition. The statue of the Madonna is no longer in place and the glasshouse is also in a poor condition.

Historic interest

- 3.50 The gardens have some limited historic interest as they provided food for the inhabitants of the Convent and were an integral part of Convent life. Notwithstanding this, they are of a utilitarian nature and whilst contribute to the ability to appreciate the significance of the wider site, there interest is limited.

In Summary

- 3.51 Whilst the gardens are included on Hampshire's list of Registered Parks and Gardens, they are only of local interest only. The Gardens are fragmentary and significantly eroded.

²³ The National Heritage List for England (English Heritage)

4. Impact of Proposals on Significance

- 4.1 This assessment considers the effect of the proposed development on the significance of the heritage assets (as set out in section 3).
- 4.2 The Heritage Planning Policy Context is set out in appendix 3. This includes identification of the statutory duty in respect of listed buildings as well as the relevant parts of the NPPF and the development plan.
- 4.3 We consider that the proposals do not affect the special interest of the listed buildings and cause no harm.
- 4.4 Plans showing the extent of demolition proposed are included at appendix 9 (site) and appendix 10 (Convent Building).

The Application Proposals

- 4.5 The proposed development involves the demolition of parts of the main convent building along with a number of other buildings within the site. The convent building will be converted into residential flats and a number of residential properties are proposed to be built within the setting of the listed building.
- 4.6 The main considerations are the effect of the proposed development on:
 - The significance and special interest of the listed buildings;
 - The setting of the listed buildings; and
 - The significance of the locally listed park and garden.
- 4.7 These matters are considered below.

Effects on the special interest of the listed building

Demolition of later extensions and curtilage structures

- 4.8 It is proposed to demolish the later parts of the convent buildings. The main listed buildings – the Convent and Chapel – will be retained. This will allow area to be identified for new development to cross-subsidise the conversion of the listed building. The plan in appendix 6 shows the phases of development on the site and the age of each component part.

- 4.9 The later parts of the convent buildings will be demolished as these do not form part of the original phases of development and detract from the special interest of the listed building (or are not of special interest). This includes a number of single storey structures as well as the 1965 extension to the south of the main convent range (figures 4.1 and 4.2).



Figure 4.1. 1965 Extension to Convent.



Figure 4.2. Single storey structure to rear.

- 4.10 These are modern extensions to the listed building which do not have any special architectural or historic interest. The demolition of these parts will also better reveal the significance of the heritage asset and will also free up space for new residential development which will in turn cross-subsidise the conversion costs of the convent building to enable its viable re-use.
- 4.11 Following the removal of the 1965 extension, it is intended to refurbish the elevation to be more in keeping with its historical appearance. A series of photos from the early 20th Century, prior to the construction of the Chapel provide a good indication of the appearance of this elevation and this has been used to inform the refurbishment proposals (figure 4.3).



Figure 4.3. Elevation to Convent prior to construction of 1965 extension.

- 4.12 The laundry block on the site will also be demolished. This is identified on early Ordnance Survey maps as part of the original phase of development on the site. The form of the building is difficult to convert to residential use (and its demolition would free up area for new build residential development). The laundry block is not listed in its own right but has a curtilage relationship with the principal listed buildings on the site.
- 4.13 The principal listed buildings on the site will be maintained and these form the special interest of the site. Whilst the laundry block was an early part of the development of the site, its use was abandoned in the early to mid 20th Century as demand for the service fell. The demolition of this building would preserve the special interest of the listed building. If it were concluded to cause harm, it is contended that this would be less than significant harm, and the benefits discussed below would weigh in favour of the development proposals. If required, the building could be recorded and the details deposited at a local history centre for future reference.
- 4.14 Whilst the proposed development is not being promoted as an enabling development case, consideration should be given to the amount of new development that is required to cross-subsidise the conversion of the main listed buildings.

Demolition of corridor between convent and chapel

- 4.15 As part of the proposals, it is intended to demolish the corridor connecting the Convent and the Chapel. This is shown in figure 4.4.



Figure 4.4. Corridor connecting Chapel and Convent.

- 4.16 The corridor was added when the Chapel was constructed in the 1920s. This is a two storey structure which allowed the Sisters to move from the Convent into the Chapel separate from the Parishioners and others attending services. This obscured the southern elevation of this block of the Convent building and whilst is in similar materials, it obscures the ability to read this elevation as a whole. Its removal will restore the original appearance of the Convent building and will enhance the special interest of this part of the listed building. There is a very good record of the appearance of this elevation through historic photos (figure 4.5) and it is also expected that the original brickwork and detailing is maintained under the rendered wall internally.



Figure 4.5. South elevation of Convent prior to erection of corridor connecting to the Chapel.

Conversion of listed building

- 4.17 The Architects' Design and Access Statement sets out the approach taken to the conversion of the listed buildings. Whilst the conversion proposals for the Convent are well advanced, an end user for the Chapel has yet to be found and proposals for that specific building require further development.
- 4.18 The approach to the conversion of the listed building has been to minimise the effect on its special interest whilst re-using the building to safeguard its future. At the ground floor, interventions are limited and mainly relate to the sub-division of the larger rooms. The two main entrances to the building are maintained and used to access the converted building. Principal spaces and corridors will also be maintained. This preserves how the building is experienced and ensures that there are no new insertions into the exterior of the building.
- 4.19 On the upper floors, the highly cellularised structure does not lend itself to conversion. There are a large number of individual bedrooms on these floors which provided sleeping accommodation for the Sisters. These do not lend themselves to conversion particularly well as they are not big enough for double bedrooms or living rooms. In any event, the interiors at this level are plain and unadorned and whilst the layout contributes to the historic interest of the building as a convent building, the benefits of bringing the building back into use will be a significant benefit to the listed building. This will preserve the special interest of the listed building.
- 4.20 Appendix 13 includes a survey of the existing fireplaces in the building. There are a number of original fireplaces within the building which will be relocated in the listed building. There are also several later fireplaces which are of no architectural or historic interest and will be removed from the building.
- 4.21 If it were concluded that the proposals cause harm to the heritage asset, this would be less than significant (Paragraph 134), and would be outweighed by bringing the building back into beneficial use and safeguarding its future. The balancing of effects weighs in favour of the development proposals.
- 4.22 At the request of the local authority, we have prepared schedules of doors and rooms of the property. These are included at appendix 7 and 8. The door schedule identifies the age of all doors within the property and where they are to be re-used. A significant number of doors are modern and are of no interest and will be disposed of. Where possible, doors will be retained and be re-used in the conversion of the building. It has to be noted that many of the original doors do not meet current building regulation standards which limits their re-use to internal

partition doors only. Where a door is to be replaced, it is intended to use a design which is in keeping with the door that has been removed.

Setting of the listed building

- 4.23 The proposed development includes new build residential development within the setting of the listed building. The appearance and form of the new build has, as the Architects' Design and Access Statement sets out, been informed by the listed building and it is intended to be complementary to it through the use of appearance, materials and detailing. The listed building will remain as the dominant one on the site.
- 4.24 As set out earlier, the principal way that the building is experienced is in views as one enters the site from London Road. It is in these views where the Chapel and Convent buildings are seen as the dominant buildings on the site, albeit behind a large open space.
- 4.25 The new residential development is limited to the rear parts of the site and will not be forward of the building line of the Chapel and Convent. In views entering the site, the chapel would remain as the dominant building and the new development would be largely obscured by landscaping.
- 4.26 The setting of the listed building would be preserved by the proposed development.

Park and Garden

- 4.27 The gardens on the site are included on the non-statutory list of Hampshire Parks and Gardens. This does not confer any additional statutory protection.
- 4.28 Many of the original features of the Registered Park and Garden have been lost and the current Garden is fragmentary.
- 4.29 If one compares the garden that was shown in photographs dating from the early 20th Century (figure 4.6) with its current condition (figure 4.7), it is clear that the current landscape has limited historic interest.



Figure 4.6. Early 20th Century garden.



Figure 4.7. The garden as it is today.

- 4.30 Those features which do remain will be used in the new landscape strategy, namely the sunken garden and the oval grassed area to the front of the buildings. These elements will be retained and integrated into a holistic landscape strategy.
- 4.31 Whilst there is no statutory protection for such parks and gardens, the proposed development will preserve the interest of this locally designated asset.

Summary

- 4.32 The proposed development will preserve the special interest of the listed building. The conversion of the convent building to residential use would preserve it in a use that is complementary to its original use.

5. Summary and Conclusions

- 5.1 The St Michaels Convent site includes two Grade II listed buildings – St Michaels Convent and the Sacred Heart Church. The park and garden is included on the non-statutory list of parks and/or gardens of special interest. This does not carry any additional statutory protection with inclusion on such a list.
- 5.2 The proposals have been informed by an understanding and appreciation of the historical development and character of the site and its surroundings and the significance of the identified heritage assets, including the contribution of the assets setting to the significance of the listed buildings.
- 5.3 Outbuildings will be demolished by the proposals but these are typically of more recent date and do not make a positive contribution to the special interest of the listed building. The laundry block, to the north of the site is also proposed to be demolished. Whilst this forms part of an early phase of development on the site, it is difficult to convert and its demolition and opening up to provide new building residential units, will preserve the special interest of the listed building through its conversion.
- 5.4 The special interest of the listed building will be preserved. The key spaces and details will be maintained through the conversion. Bringing the building back into use will be a significant benefit and one that will ensure the long term future of the heritage asset.
- 5.5 A key view of the listed buildings is from the entrance to the site from London Road to the west. In such views, the listed buildings are visible behind the open space and the mature trees lining it. The proposed development will not affect this and any new build residential units will be screened from views so that the listed buildings remain the dominant buildings on the site.
- 5.6 The Park and Garden is identified as being of some interest, however, this is only a local designation and does not carry any additional statutory protection. Many of the original features of the garden, as described in the local register entry, no longer exist. It is a fragment of its earlier form. The remaining elements will be incorporated into a landscaping plan.
- 5.7 In conclusion, the proposals will sustain or enhance the significance of the identified heritage assets within the site. The proposals will meet the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF as well as the policies of the development plan.

Appendix 1: List Descriptions

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: SACRED HEART CHURCH , ST MICHAELS CONVENT

List Entry Number: 1244821

Location

SACRED HEART CHURCH , ST MICHAELS CONVENT

The building may lie within the boundary of more than one authority.

County: Hampshire

District: Havant

District Type: District Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 02-Feb-1999

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 472847

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

HAVANT
SU 60 NE
WATERLOO VILLE
100/3/10015
Sacred Heart Church, St Michaels
Convent
GV II

Convent church. 1922/5; by W.C. Mangan. English bond fletton brick, with soldier courses and herring-bone patterns. Concrete interlocking tile roof with brick-coped gable ends. PLAN: Three naves at 45 degrees to each other, converging on single sanctuary with semi-circular apse; the central nave is for the nuns, the south nave for the parishioners, and the north nave was for the convent children. Byzantine style.

EXTERIOR: The .naves have alternating 3-light and single-light round-headed windows, the arches with brick piers corbelled at top; herring-bone pattern brickwork above, soldier course below and brick buttresses between with tile-weathered set-offs; 3-bay gable ends with round arch windows, the tall centre window on raised centre; brick bellcote over the east gable, which is linked to the convent; north gable formerly connected to convent, but the link has been removed. Wide W gable where the naves converge has semi-circular apse with narrow round-arch windows and single-storey vestry projecting below. INTERIOR: The naves have open timber hammer-beam roofs; where the roofs converge the trusses are painted, supported on round piers and are traceried above the arches. Galleried organ loft at east end of nuns' nave. Apse and chapels to left and right contain elaborate marble altars. Original pews intact. Communion rail removed.

SOURCE: Buildings of England, p.645.

Listing NGR: SU6875008202

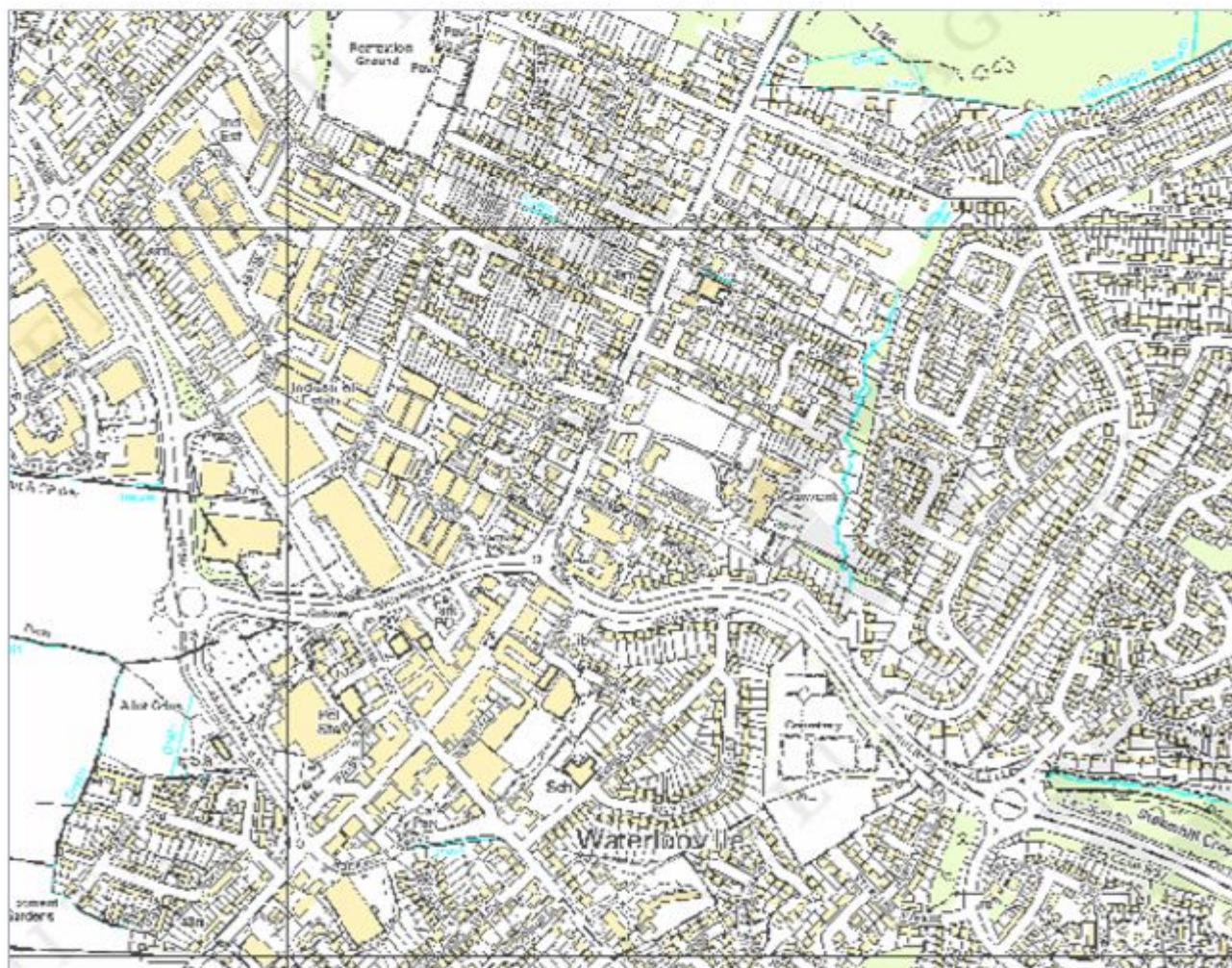
Selected Sources

1. **Article Reference** - *Author:* Nikolaus Pevsner and David Lloyd - *Title:* Hampshire and the Isle of Wight - *Date:* 1967 - *Journal Title:* The Buildings of England - *Page References:* 645
-

Map

National Grid Reference: SU 68609 09641

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1244821.pdf](#)



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This copy shows the entry on 06-Dec-2011 at 12:29:50.

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: ST MICHAELS CONVENT

List Entry Number: 1244822

Location

ST MICHAELS CONVENT, LONDON ROAD

The building may lie within the boundary of more than one authority.

County: Hampshire

District: Havant

District Type: District Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 02-Feb-1999

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 472848

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SU 60 NE HAVANT LONDON ROAD
Waterlooville
100/3/10016
St Michael's Convent
02.02.99

GV II

Convent. 1889; by Leonard Stokes; with later additions; extensions on south 1965 by H Tompsett and Elisabeth Holliss. Buff-coloured in Flemish bond, with red brick dressings. Clay plain tile roof with gabled ends and deep swept eaves. Plain brick axial, lateral and gable-end stacks. PLAN: L-shaped on plan, with N.W wing attached to convent church added in 1922/5. Domestic Revival-Queen Anne style. EXTERIOR: 2 storeys and attic. Nearly symmetrical 5-bay west front; large 3-light ground floor sashes with glazing bars, cambered red brick arches, and splayed jambs integrated into wide flat red brick buttress between the windows and terminating on first floor; central entrance with wide canopy with segmental pediment, doorway under to right with band of casements to left and right; 6 small 2-light sashes on first floor with glazing bars; lateral stacks to left and right of centre with flat roof dormer between and small pediment over; 2 small flat roof dormers to left. Wing on left with wide dormer beside stack and gabled projection with large Venetian-type window; flat roof extension linking convent with church to west. Later accretions at rear (E) and 1965 extension on south end. INTERIOR: not inspected. SOURCES: Buildings of England; p.645. Gray, A. Stuart; Edwardian Architecture, p. 337.

Listing NGR: SU6875008202

Selected Sources

1. **Book Reference** - *Author:* A Stuart Gray - *Title:* Edwardian Architecture A Biographical Dictionary - *Date:* 1985 - *Page References:* 337

2. **Article Reference** - *Author:* Nikolaus Pevsner and David Lloyd - *Title:* Hampshire and the Isle of Wight - *Date:* 1967 - *Journal Title:* The Buildings of England - *Page References:* 645
-

Map

National Grid Reference: SU 68646 09627

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1244822.pdf](#)



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Appendix 2: Park and Garden Entry

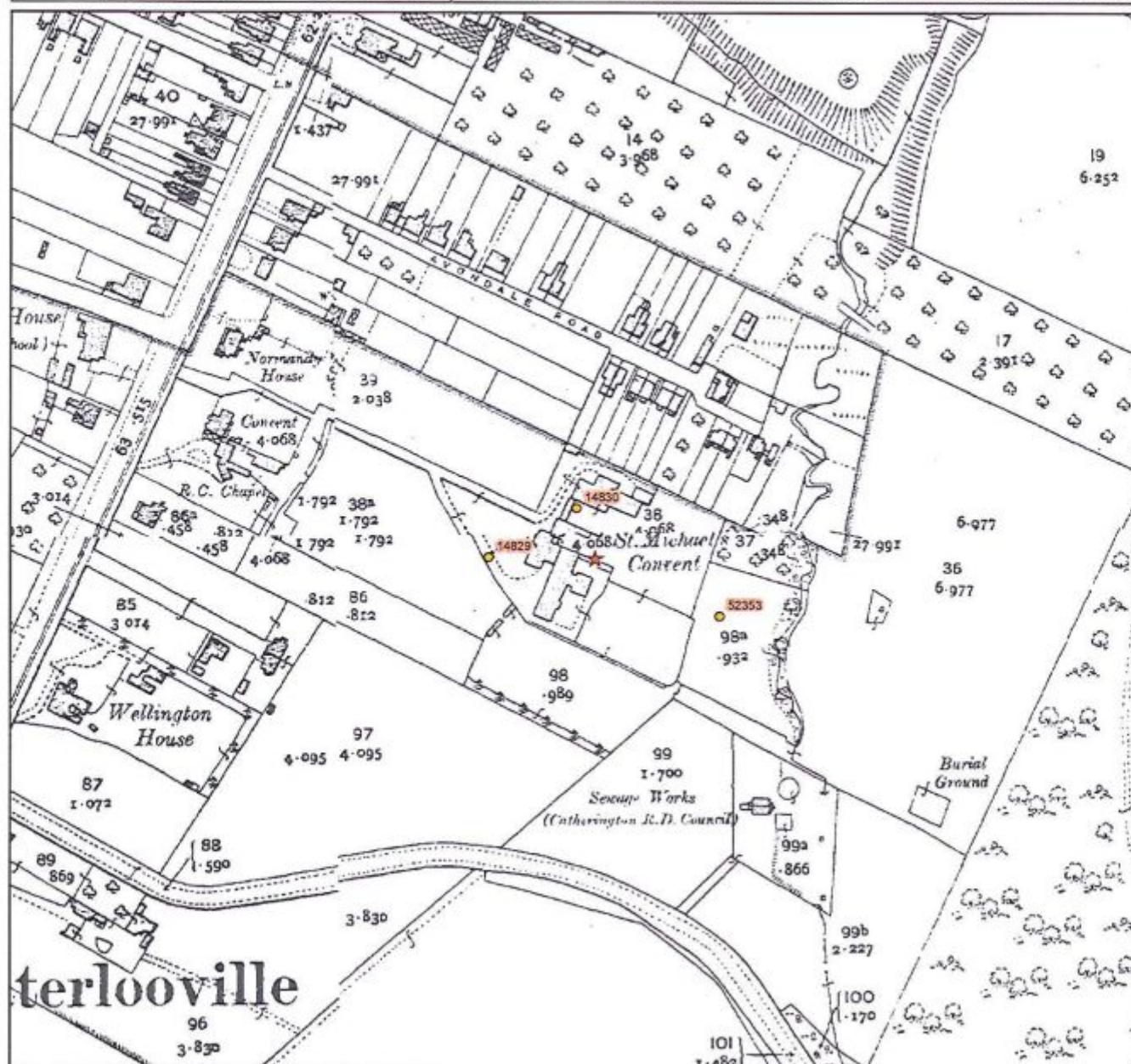
St Michael's Convent, Waterlooville: 3rd edition Ordnance Survey map (c1910)



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Legend

- AHBR sites
- ★ Hampshire Historic Parks and Gardens



0 125 250 375 500 Meters

St Michael's Convent, Waterlooville: AHBR sites

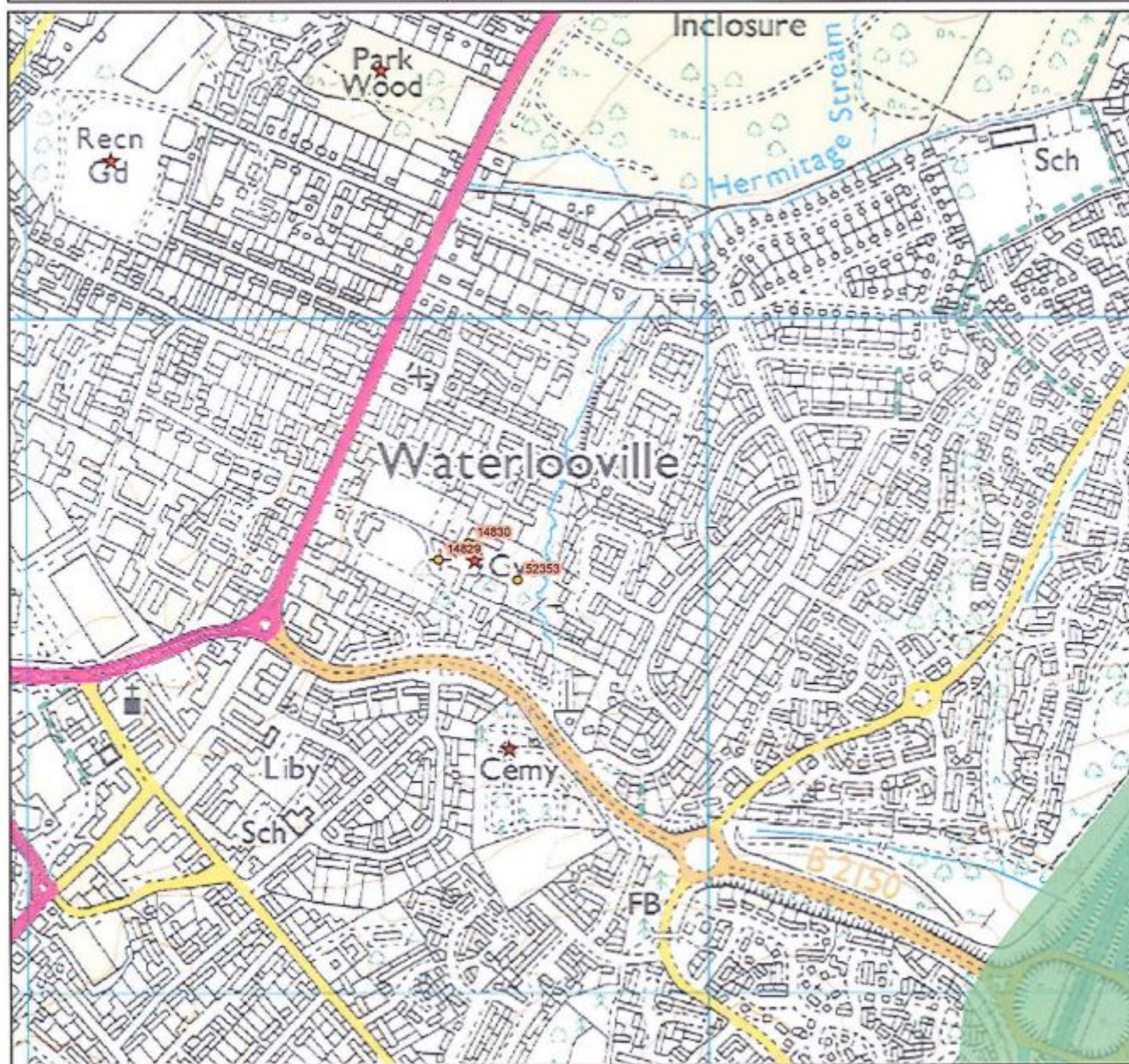


Hampshire
County Council

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Legend

- AHBR sites
- Hampshire Historic Parks and Gardens
- Deer parks



0 0.25 0.5 1 Kilometers

Archaeology and Historic Buildings Record

Site UID: 14829 Sacred Heart Church, St Michael's Convent

Havant (unparished)

HISTORIC BUILDING
SU 68607 09641 Additional Info Held ? N

EVENT ROMAN CATHOLIC CHURCH Listing

Modern - 1922 to 1925

Convent church. 1922/5; by W. C. Mangan. English bond fletton brick, with soldier courses and herring-bone patterns. Concrete interlocking tile roof with brick-coped gable ends. Plan: three naves at 45 degrees to each other, converging on single sanctuary with semi-circular apse; the central nave is for the nuns, the south nave for the parishioners, and the north nave was for the convent children. Byzantine style. Exterior: the naves have alternating 3-light and single-light round-headed windows, the arches with brick piers corbelled at top; herring-bone pattern brickwork above, course below and brick buttresses between with tile-weathered set-offs; 3 bay gable ends with round arched windows, the tall centre window on raised centre; brick bellcote over the east gable, which is linked to the convent; north gable

formerly connected to convent, but the link has been removed. Wide west gable where the naves converge has semi-circular apse with narrow round-arch windows and single-storey vestry projecting

below. Interior: the naves have open timber hammer-beam roofs; where the roofs converge the trusses are painted, supported on round piers and are traceried above the arches. Galleried organ loft at east end of nun's nave. Apse and chapels to left and right contain elaborate marble alters. Original pews intact. Communion rail removed. Source: Buildings of England, p.645.

STATUS Group Value

STATUS Listed Building Grade II

Site UID: 14830 St Michael's Convent

Havant (unparished)

HISTORIC BUILDING
SU 68651 09666 Additional Info Held ? N

EVENT ROMAN CATHOLIC CHURCH Listing

Post Medieval to Modern - 1889 to 1965

Convent. 1889; by Leonard Stokes; with later additions on south 1965 by H. Tompsett and Elizabeth Hollis. Buff-coloured in Flemish bond, with red brick dressings. Clay plain tile roof with gabled

ends and deep swept eaves. Plan brick axial, lateral and gable-end stacks. Plan: l shaped on plan, with NW wing attached to convent church added in 1922/5. Domestic Revival-Queen Anne style. Exterior: 2 storeys and attic. Nearly symmetrical 5-bay west front; large 3-light ground floor sashes with glazing bars, cambered red brick arches, and splayed jambs integrated into wide flat red brick buttress between and windows and terminating on first floor, central entrance with wide canopy with segmental pediment, doorway under to right with band of casements to left and right; 6 small 2-light sashes on first floor with glazing bars; lateral stacks to left and right of centre with flat roof dormer between and small pediment over; 2 small flat roof dormers to left. Wing on left with wide dormer beside stack and gabled

projection with large Victorian-type window; flat roof extension linking convent with church to west. Later accretions at rear (E) and 1965 extension on south end. Interior: not inspected.

Sources: Buildings of England: p645 Gray, A. Stuart; Edwardian Architecture p.337.

STATUS Group Value

Archaeology and Historic Buildings Record

STATUS Listed Building Grade II

Site UID: 52353 St Michaels Convent Havant (unparished) PARKS AND GARDENS
SU 68723 09611 Additional Info Held ? N

EVENT CEMETERY Created
Post Medieval - 1890

Cemetery created around 1890. See garden description.

EVENT GARDEN Created
Post Medieval - 1885

A Foundation of the Order of Our Lady of Charity (an enclosed order) was established in Waterloooville, to care for destitute women and girls. Freehold property 2 houses, The Laurels, Fair Oak and 17 acres of land were bought at 202/203 London Road, Waterloooville. The land to the rear of the houses was extended down to the stream. There was Kitchen Garden, orchard and various outbuildings to the rear of the houses. A temporary Chapel was built, using part of a stable. This was used as a parish church until 1923. A coach house and outbuildings were turned into a laundry and accommodation for destitute women and girls until a wash-house was built in the field at some distance from The Laurels. New

double-storey block built containing dormitory for the inmates, packing, ironing and recreation rooms. There was a drying green between the buildings. The rest of the area was uncultivated, apart from small vegetable patch and grass plot with some flowers. In 1894 a permanent convent was built and the Burial Ground at eastern end of site was established around 1890. The first burial of an inmate was in 1890 and the first Sister in 1899. The flight of steps up to the burial ground must have been built at about this time, crossing the Hermitage River by way of footbridge with brick arch over the river and brick coping on the footbridge. Post and wire fencing bordering the steps are made with galvanised posts, topped with unusual finials. (exact date unknown). The Convent Church was bui

EVENT GARDEN Developed
Modern - 1985

In 1985 the former cow shed unit and adjoining vegetable plot was sold to Downland Housing Association for the purpose of providing sheltered flats and bungalows for the elderly.

EVENT GARDEN WALL Built
Post Medieval to Modern - 1885 to 1935

Flint wall.
EVENT GLASSHOUSE Built
Post Medieval to Modern - 1885 to 1935

A green house formed part of the garden.
EVENT STATUE Built
Post Medieval to Modern - 1885 to 1935

Statue of the Madonna stands in a sunken garden .
EVENT SUNKEN GARDEN Created
Post Medieval to Modern - 1885 to 1935

Garden contained a sunken garden.
STATUS Ownership: Institutional

STATUS Park & Garden UID

STATUS Site Type: Institutional

Appendix 3: Heritage Policy and Guidance

1. Any proposals for the site should be considered in light of policy and guidance in respect of heritage assets. The statutory duties, national policy and guidance, and regional and local plan policies relevant to proposals on the site are summarised below:

Statutory Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990

2. The *Planning (Listed Buildings and Conservation Areas) Act 1990* provides that listed building consent is required for;

'(s.7) ... any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building or its setting or any features of special architectural or historic interest ...'

3. In determining such applications the following duty is placed upon the decision maker:

's.16(2) In considering whether to grant listed building consent for any works the local planning authority, or as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

4. With regard to applications for planning permission affecting the setting of statutory listed buildings, the *Act* also outlines in Section 66 that:

's.66(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses..'

5. With regard to applications for planning permission within conservation areas, the *Planning (Listed Buildings and Conservation Areas) Act 1990* outlines in Section 72 that:

's.72(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

National Policy and Guidance

NPPF: National Planning Policy Framework, 2012

6. The National Planning Policy Framework (NPPF) was introduced in March 2012 as the full statement of Government planning policies covering all aspects of the planning process. One of the twelve core planning principles of the NPPF is that planning should:

'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.'

7. Chapter 12 outlines the Government's guidance regarding conserving and enhancing the historic environment. Paragraph 128 outlines the information required to support planning applications affecting heritage assets. It states that applicants should provide a description of the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
8. Paragraph 131 provides a positive emphasis with regard to determining such planning applications, stating that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, and putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.
9. Paragraph 132 further outlines that local planning authorities should give great weight to the asset's conservation when considering the impact on a proposed development on the significance of a designated heritage asset. The more important the heritage asset, the greater the weight should be. It specifies that any harm or loss should require clear and convincing justification. It states that;

'Substantial harm to or total loss of significance of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'*

10. Paragraph 133 outlines that Local Planning Authorities should refuse consent where a proposed development will lead to substantial harm or total loss of significance of a designated heritage asset, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss or all of the following apply:
- *'The nature of the heritage asset prevents all reasonable uses of the site; and*
 - *No viable use of the heritage asset can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - *Conservation by grant funding or some form of charitable or public ownership is demonstrably not possible; and*
 - *The harm or loss is outweighed by bringing the site back into use'*
11. Paragraph 134 concerns proposed development which will lead to less than substantial harm to the significance of a heritage asset. It outlines this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
12. Paragraph 137 states that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of a heritage asset should be treated favourably. It outlines that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance.

Other Guidance

Department of Culture, Media and Sport Circular: Principles of Selection for Listing Buildings, 2010

13. The Principles of Selection for Listing Buildings was published by the DCMS in 2010. It sets out the general criteria for assessing the special interest of a building in paragraphs 9 and 10, as below:

'Architectural Interest. To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;

Historic Interest. To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important

people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.

10. When making a listing decision, the Secretary of State may take into account the extent to which the exterior contributes to the architectural or historic interest of any group of buildings of which it forms part. This is generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between a group of buildings. If a building is designated because of its group value, protection applies to the whole of the property, not just the exterior.'

14. In addition to the criteria and general principles set out in the guidance, a number of Selection Guides for different building types have been published by English Heritage in 2011. These *Selection Guides* provide further information regarding each building type, and demonstrate what features are considered significant and likely to make a building of special architectural or historic interest when assessing each building type.

English Heritage: Conservation Principles: Policies and Guidance, 2008

15. This guidance sets out English Heritage's approach to making decisions and offering guidance about all aspects of England's historic environment. The contribution of elements of a heritage asset or within its setting to its significance may be assessed in terms of its "heritage values":

- *Evidential Value: the potential of a place to yield evidence about past human activity.*
- *Historical Value: the ways in which past people, events and aspects of life can be connected through a place to the present.*
- *Aesthetic Value: the ways in which people draw sensory and intellectual stimulation from a place.*
- *Communal Value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.'*

English Heritage: The Setting of Heritage Assets, 2011

16. This document sets out English Heritage guidance on managing change within the settings of heritage assets. It elaborates on guidance set out in the Historic Environment Planning Practice Guide to PPS5. Section 4 of the guidance provides a tool kit for assessing the implications of development proposals affecting setting.

Local Policy and Guidance

17. Para. 110 of the *Historic Environment Planning Practice Guide to PPS5* outlines that there is no statutory requirement to have regard to the provisions of the development plan in the consideration of applications for listed building consent. However, it is likely that the objectives of national policy and the development plan, with regard to the protection of heritage assets, will be closely aligned. Local authorities should also ensure that aspects of conservation policy that are relevant to development control decisions are included in the local development plan.
18. The development plan for Havant Borough Council comprises the South East Plan, The Havant Borough Local Development Framework Core Strategy and the "saved" policies of the Havant wide District Local Plan.

South East Plan

19. The South East Plan was published in May 2009 and provides strategic planning advice for the region. The Government has indicated that it intends to withdraw the Regional Spatial Strategies as part of the Localism Bill which is currently subject to debate in Parliament. Notwithstanding this, this Plan forms part of the development plan until it is formally replaced.
20. The South East Plan sets out strategic policy for the management of the historic environment:

'POLICY BE6: MANAGEMENT OF THE HISTORIC ENVIRONMENT

When developing and implementing plans and strategies, local authorities and other bodies will adopt policies and support proposals which protect, conserve and, where appropriate, enhance the historic environment and the contribution it makes to local and regional distinctiveness and sense of place. The region's internationally and nationally designated historic assets should receive the highest level of protection. Proposals that make sensitive use of historic assets through regeneration, particularly where these bring redundant or under-used buildings and areas into appropriate use should be encouraged.'

Havant Borough Local Development Framework Core Strategy, March 2011

21. The Core Strategy, as part of the Local Development Framework, for Havant Borough Council was adopted in March 2011. Until the LDF is complete, the policies of the District Local Plan will remain in force, alongside the Core Strategy policies.
22. Policy CS16 of the Core Strategy is concerned with high quality design. Whilst it includes general design policies, the relevant part addressing heritage matters states:

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. Responds to, draws inspiration from and respects local context and:

a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;

Havant District Wide Local Plan

23. The Havant District Wide Local Plan was adopted in September 2005. Following the issue of the Planning and Compulsory Purchase Act 2004, in June 2008, the Secretary of State issued a Direction which "saved" some of the policies within the District Local Plan, pending the adoption of other Local Development Framework documents. Heritage policies in the Local Plan have been superseded by those in the Core Strategy.

Appendix 4: Extract from Pevsner

PEVSNER ARCHITECTURAL GUIDES

HAMPSHIRE AND THE ISLE OF WIGHT

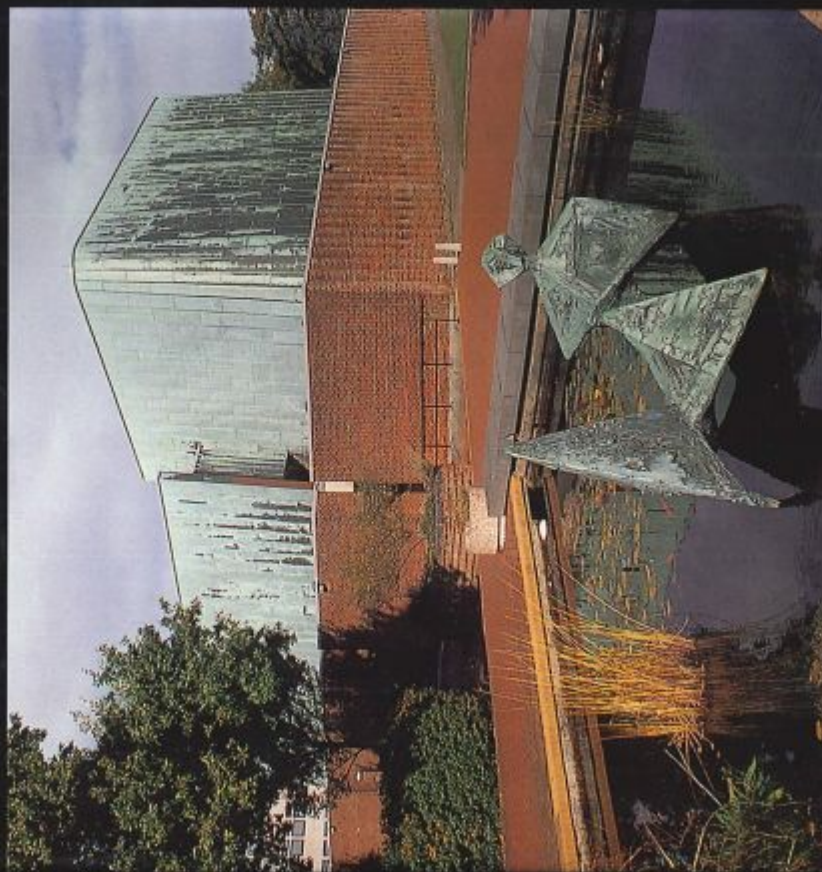
Nikolaus Pevsner and David Lloyd

THE
BUILDINGS
OF
ENGLAND



HAMPSHIRE AND THE ISLE OF WIGHT

PEVSNER
LLOYD



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THE BUILDINGS OF ENGLAND

HAMPSHIRE AND

THE ISLE OF WIGHT

Nikolaus Pevsner and David Lloyd



very gentle, roof-line pitches above. Buildings of the second stage were under construction at the time of writing; they include a three-storey rectangular block with a distinctive façade of alternate strip brickwork and glazing, the fascia boarded, and a central LIBRARY BLOCK, its ground storey recessed, revealing the massive concrete understructure of the first floor, its tall upper storey mostly brick-faced with clerestory lighting, and topped with a strong concrete fascia. Further E is the OFFICERS' BLOCK, from the first stage. Down by the river a nice BOATHOUSE with brick walls within thin metal framework. Each of the buildings has its own distinct architectural character, yet they are harmonized by the consistent range of materials used throughout the scheme and by their very sensitive grouping, spoiled, alas, both in relation to each other and to their setting, by the surviving older utilitarian structures.

ST MARY, Hook-with-Warsash, in an out-of-the-way position between Warsash proper and the Hook estate. 1871 by *Raphael Brandon*, a building with many quirks. Oddly angular W front, with bell-spirelet over the W gable and long polygonal buttress running down from it to the ground. Tall neo-Dec windows on either side. Inside, suave nave arcades and tall clerestory; elaborate angel roof. Chancel arch with inner order springing from profusely foliated corbels. E end polygonal, with broad shafted lights and intermediate shafts rising to an elaborate wooden mock-vaulted roof - a crowded composition. - STAINED GLASS. E window. Crucifixion by *Barton, Kinder & Alderson* of Brighton, 1950. - Assertive LYCHGATE; grim SCHOOL opposite, built in 1872; RECTORY a little away, the whole group no doubt by *Brandon*.

HOOK PARK. The C19 mansion was burnt down; the brick STABLES survive, neo-Georgianized, with many Weybridge houses around them amid the remains of fine Victorian landscape. Flat fields border the Solent shore itself, which is strangely undeveloped.

6000

WATERLOOVILLE

A suburban satellite of Portsmouth, of surprisingly early origin, almost as early as the name suggests. There were villas c.1830, and they have been multiplying ever since. The shopping centre was Late Victorian in character, but is being rapidly redeveloped, with mini-precincts on both sides of the roaring A3.

[DL]

ST GEORGE. 1830 by *T. E. Owen*. * Small, like a Nonconformist chapel of the period, but with an Anglican tower. Wide nave with traceried windows. Big WEST GALLERY with Royal Arms. Tower with diagonal buttresses up to the bottom of the top stage, chamfered angles above that, and lancet bell-openings. Bigneo-Tudor door. All stuccoed. Small C20 chancel. BAPTIST CHURCH. 1884-5 by *G. Rake*. Weird Italianate tower, rough-faced on the lower two stages, the second with circular openings decked with swags and garlands. Swags again on the frieze below the cornice of the second stage; top stage of ashlar with double pilasters on either side of a round-arched recess containing a clock on each face; low pyramid top. The church is the only real landmark in the main street.

SACRED HEART (R.C.) and ST MICHAEL'S CONVENT. The Convent (also a home for girls) was built in 1889 by *Leonard Stokes* and has been added to piecemeal. Stokes's original block has his unmistakable originality, but tempered with monastic austerity. Three-storeyed, the top storey an attic, the second with small windows, the lower with wide brick pilasters (of a brighter brick than the rest of the walls), which die above first-floor level, spanned with wide segmental arches of the same brick, containing the ground-floor windows. The gabled end is white-rendered. New addition to the S, 1965 by *H. Tompsett* and *Elizabeth Holliss*, of gaunt brick with narrow vertical strip-recesses between pilasters, containing three tiers of slender windows. The church, to the W of the convent, by *W. C. Mangan*, c.1925, has an extraordinary plan; three naves converge on a single chancel each at forty-five degrees to the next, the central one (aligned geographically W) for the nuns, the N one (aligned SW) for the children, the S one (aligned NW) for the parishioners. The sanctuary has communion rails to each nave; the altar is set in a shallow apse. Alas, the architecture is not so imaginative as the planning; the roof arrangement at the junction is simply awkward and the exterior a mass of round arches in fussy brickwork. ST PETER'S PRIMARY SCHOOL, also in the grounds, by *F. G. Broadbent*, 1964, is more uplifting architecturally; a nice amalgam of cubic shapes of different heights, in light grey brick. No fascias, the windows set in vertical recesses with rough white panelling above and between them; dated but pleasing.

* Or *Jacob Owen*.

Appendix 5: Leonard Stokes entry in Oxford DNB

Oxford Dictionary of National Biography

Stokes, Leonard Aloysius Scott (1858–1925),
architect

by Peter Howell

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Stokes, Leonard Aloysius Scott (1858–1925), architect, was born at Southport, Lancashire, the third surviving son of Scott Nasmyth Stokes (1821–1891), an inspector of schools, and his wife, Emma Louisa Walsh (1820–1896), the youngest daughter of Benjamin Walsh, publisher, of Worcester. His father, originally a barrister, had been an early member of the Cambridge Camden Society, but joined the Roman Catholic church about 1845. Leonard Stokes's elder brothers were Philip Folliott Scott Stokes (1853–1922), barrister and father of the engineer Richard Rapier Stokes, and the painter Adrian Scott Stokes, and his younger was the engineer Sir Wilfrid Scott Stokes. The eldest brother, Francis, had died young, and there were two elder sisters, Mary and Margaret. In 1871 S. N. Stokes was appointed senior inspector of schools, and the family moved to London. In 1874 Leonard Stokes was articled to the Roman Catholic church architect S. J. Nicholl (1826–1905) and remained with him for three years. In 1875 he became a member of the Architectural Association, and in 1878 he entered the Royal Academy Schools. After leaving Nicholl, he spent about a year in the office of the quantity surveyor James Gandy, before serving as clerk of works to G. E. Street on the restoration of Christ Church, Dublin, for nearly a year. Subsequently he assisted in the offices of T. E. Collcutt, J. P. St Aubyn, and Bodley and Garner. In 1880 he won the Pugin travelling studentship, and drew medieval buildings in Lincolnshire, Yorkshire, Northamptonshire, and Nottinghamshire. In 1881–2 he travelled in Germany and Italy.

Stokes's first work, built in 1883, was St Patrick's church school, Woolston, Hampshire (dem. 1969); like most of his ecclesiastical buildings, this was Roman Catholic. More substantial were his Gothic churches of the Sacred Heart, Exeter (with C. E. Ware, a local engineer, 1883–4), and St Joseph's, Maidenhead, Berkshire (1884–1913). In 1887 he suggested an improvement for Piccadilly Circus, showing his interest in town planning. In the same year he made designs for Nazareth House, Southsea, Hampshire (not executed to the original designs), the first of several for such institutions. He built a striking town house for Wilfrid and Alice Meynell in 1888–9 at 47 Palace Court, Bayswater.

Stokes's first really outstanding ecclesiastical design was for St Clare's Church, Sefton Park, Liverpool (1888–90). Revealing his passionate admiration for the work of J. F. Bentley, this powerful and elegant building (with its presbytery set at right angles to the church) was widely publicized. His other churches include Our Lady Help of Christians, Folkestone, Kent (1888–9), the drawings for which won a silver medal at the Paris Universal Exhibition of 1889; Our Lady and St John, Sudbury, Suffolk (1893–4); All Souls', Peterborough (1895–6); Holy Ghost, Nightingale Square, Balham (1896–7; incomplete); St Philip's, Begbroke, Oxfordshire (1900); and St Joseph's, Pickering, Yorkshire (1907–11). His largest church was the cathedral of the Immaculate Conception, Georgetown, British

Guiana. This concrete structure, in simplified Gothic, was begun in 1915 and opened in 1925.

Stokes also did much work for convents. Apart from the Nazareth houses, his first such building was St Michael's Convent and school, Waterlooville, Hampshire (1888–9). One of his finest and most characteristic designs was for the Anglican All Saints' Convent, London Colney, Hertfordshire (1899–1902; now the Roman Catholic All Saints' pastoral centre): its broad tower and spacious cloister show his individual treatment of Gothic. In 1901–3 he added a new wing to the Anglican Ascot Priory, Berkshire, and in 1907–9 he built a simple but effective convent for the Roman Catholic Poor Clares at Lynton, Devon. For Brompton Oratory he added St Wilfrid's Hall: designed in 1910, this was only completed in 1997.

As a domestic architect, Stokes was responsible for two large country houses—Broxwood Court, Herefordshire, where in 1890–91 he added the main house to a service wing of 1858 (dem. 1955); and Minterne, Dorset. Built in 1904–6 for Lord Digby, this is a superb example of the freest Tudor. He built a variety of smaller houses in the home counties, including Littleshaw, Woldingham, Surrey (1902–4), for himself, and the handsome neo-Georgian 2 West Drive, Streatham Park, for his brother Philip.

Stokes's marriage on 26 April 1898 to Edith Nellie, the twenty-year-old daughter of William Edward Louis Gaine, the general manager of the National Telephone Company, not only brought him two sons and two daughters, but also commissions for some twenty telephone exchanges. These are of particular interest as a series of variations on a new building type, each carefully adapted to suit its setting. The best known was that in Gerrard Street, London, of 1904–6 (dem. c.1930): the series of arches along the ground floor and the banded brickwork were characteristic of the architect. Many of his other exchanges have been demolished, but surviving ones include those at Rose Street, Edinburgh (1900); Ogle Road, Southampton, Hampshire (1900); 24 Highburgh Road, Glasgow (1906–7); and Minster Street, Reading, Berkshire (1908). Stokes also made two outstanding contributions to London street architecture. The first was the large extension on King's Road of Chelsea town hall, which had been built in 1885–7 by J. M. Brydon: Stokes's building (1904–8) respects the classical style of Brydon's. The second was his large office block at 34–5 Golden Square for A. Gagnière (1913–14), where his characteristic 'grid', an expressed concrete form, is enriched by lively detail.

Considering his father's profession, it is not surprising that Stokes showed a special talent for the design of educational buildings, and he was responsible for a considerable number, ranging from the small and humble to the grand and substantial. In 1899–1901 he built three schools for the Oxford school board—East Oxford School, Union Street; the girls' school, New Inn Hall Street; and the Central Boys' School, Gloucester Green. Their designs were varied to suit their locations (all now much altered). In 1903–5 he built Lincoln School (now Lincoln Christ's Hospital School) in the Jacobean manner, and in 1907 he designed vast new buildings for Downside School, near Bath. Only part was carried out, but it is excellently done: its stout tower recalls London Colney, and the light, spacious interiors and careful detailing are noteworthy. He added the north court to Emmanuel College, Cambridge, in a similar style (1910–15). Like other good Edwardian architects, Stokes had an undogmatic attitude about style, and he used whichever style seemed appropriate in an original and inventive way—for

example, happily using round arches in a Gothic building.

Stokes was known for his violent temper: according to Walter Millard and George Drysdale he could not endure pretentiousness, stupidity, or inefficiency, and was no respecter of persons, but his kindness of heart soon brought mutual forgiveness. Architects who worked in Stokes's office included, among many others, Louis de Soissons, William Henry Gummer (1884–1966), (Emanuel) Vincent Harris, Geoffrey Lucas (1872–1947), Albert Richardson, Edwin Rickards (1872–1920), Inigo Triggs (1876–1923), William Weir (1865–1950), and Charles Canning Winmill (1865–1945). Stokes's work was highly praised in a lecture in 1893 by Charles Rennie Mackintosh, who described him as one of those producing 'living designs for living men' (C. R. Mackintosh, *The Architectural Papers*, ed. P. Robertson, 1990, 207), and by Hermann Muthesius in his books *Die neuere kirchliche Baukunst in England* (1901) and *Das englische Haus* (1904).

In 1889–92 Stokes served as president of the Architectural Association, and presided over its thorough reorganization; he was also a member of the Art-Workers' Guild. In 1900 he received a bronze medal for architecture at the Paris Exhibition. In 1908 he became a member of the Royal Commission on Historical Monuments (England). In the same year he was vice-president of the Royal Institute of British Architects (RIBA), and he served as president in 1910–12. He devoted particular efforts to try to bring about the amalgamation of the RIBA and the Society of Architects, which finally took place in 1925. However, at about the time of his presidency he began to suffer from a paralytic illness, which gradually prevented him from the exercise of his profession. In 1919 he was awarded the royal gold medal of the RIBA, and took his pupil George Drysdale (1881–1949) as partner; Drysdale became head of the Birmingham School of Architecture. Stokes died on 25 December 1925, at his house, 3 Mulberry Walk, Chelsea; he was survived by his wife. He was buried at the cemetery of St Mary Magdalen's Roman Catholic Church, Mortlake. Stokes's son David practised as an architect, designing several Catholic churches.

PETER HOWELL

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Leonard Aloysius Scott Stokes (1858–1925): doi:10.1093/ref:odnb/61677

Appendix 6. Phases of Development



1897
1897 - 1909
1909 - 1932
1932 - 1961
1965

Project: St Michael's Convent Waterlooville	Job No: LINW2006
Client: Linden Homes	Date: 21/03/2012
Title: Phasing plan - Ground Floor	Dwg No: -
Status: Draft	Scale: NTS
	Revision: -
	Author: SF

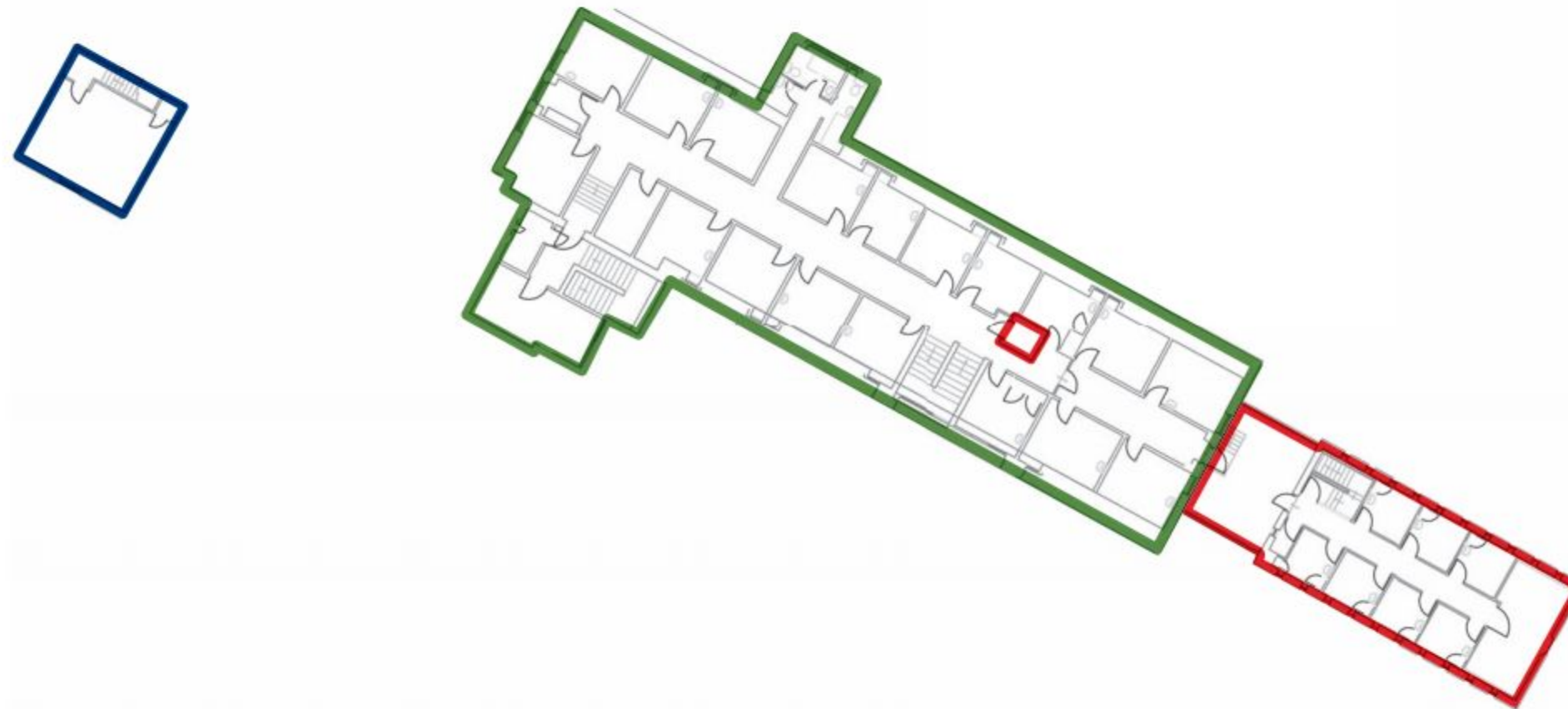
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Green line	1897
Yellow line	1897 - 1909
Blue line	1909 - 1932
Dark blue line	1932 - 1961
Red line	1965

Project: St Michael's Convent Waterloooville	Job No: LINW2006
Client: Linden Homes	Date: 21/03/2012
Title: Phasing plan - 1st Floor	Dwg No: -
Status: Draft	Scale: NTS
	Revision: -
	Author: SF

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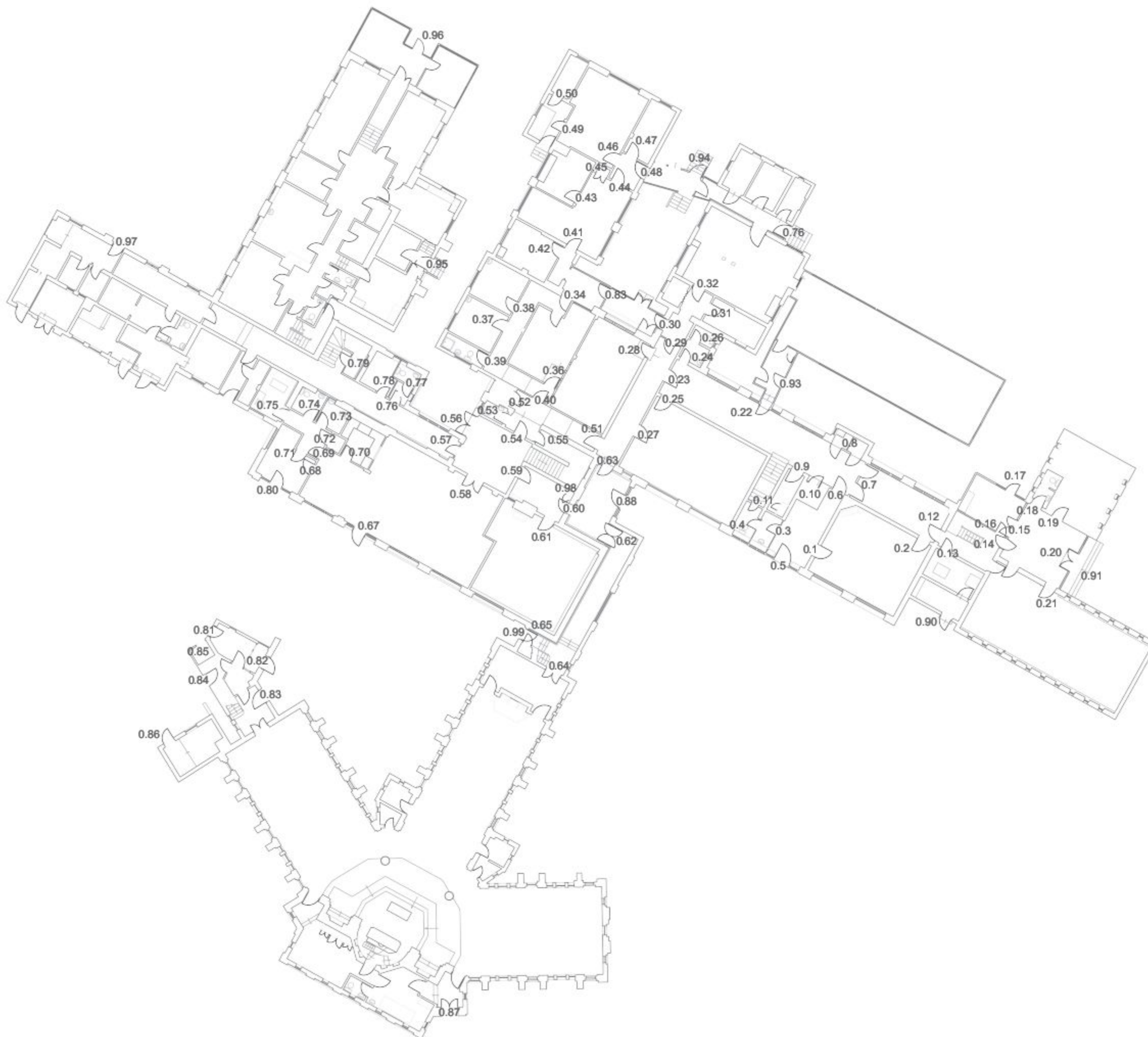
Green	1897
Yellow	1897 - 1909
Blue	1909 - 1932
Dark Blue	1932 - 1961
Red	1965

Project: St Michael's Convent Waterlooville
 Client: Linden Homes
 Title: Phasing plan - 2nd Floor
 Status: Draft

Job No: LINW2006
 Date: 21/03/2012
 Dwg No: -
 Scale: NTS
 Revision: -
 Author: SF

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Appendix 7. Door Schedule and Record



Project: St Michaels Convent, Waterloooville

Client:

Title: **Ground Floor Doors**

Status: **Draft**

Job No: LINW2006

Dwg No: -

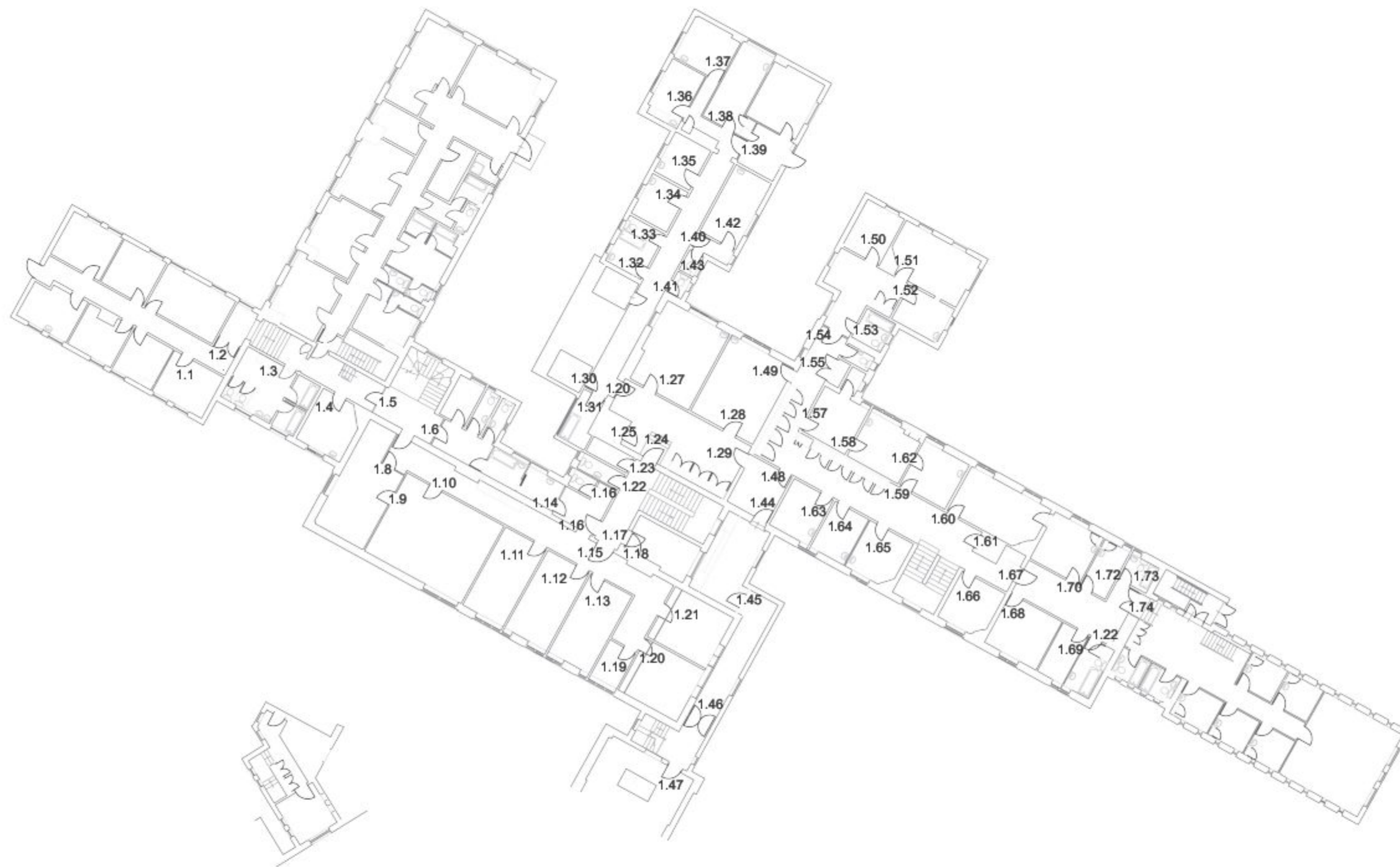
Revision: -

Date: Feb 2012

Scale: N/A

Author: AG

TURLEYASSOCIATES
www.turleyassociates.co.uk



Project: St Michaels Convent, Waterlooville

Client:

Title: **First Floor Doors**

Status: **Draft**

Job No: LINW2006

Dwg No: -

Revision: -

Date: Feb 2012

Scale: N/A

Author: AG

TURLEYASSOCIATES
www.turleyassociates.co.uk



Project: St Michaels Convent, Waterlooville

Client:

Title: **Second Floor Doors**

Status: **Draft**

Job No: LINW2006

Dwg No: -

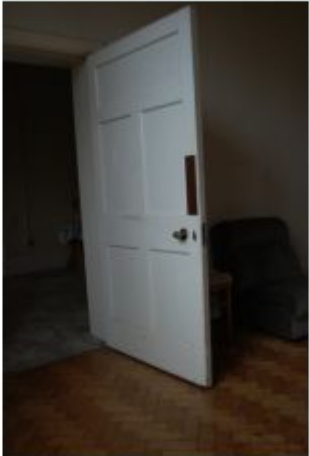
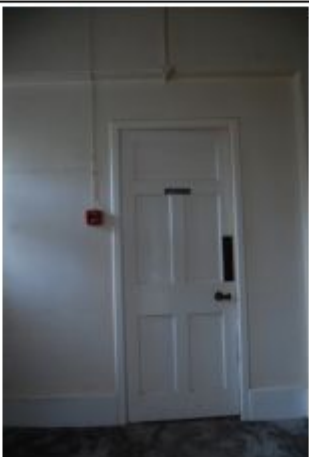
Revision: -

Date: Feb 2012

Scale: N/A

Author: AG

TURLEYASSOCIATES
www.turleyassociates.co.uk

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT	
Door Reference	Photograph	Description	Date	Re-use
0.1		5 Panel door with uppermost panel full width of door. Includes wooden push plate and other ironmongery original. Includes original door casement.	1897.	Consider re-use if possible. Unlikely to meet modern standards for an entrance door to a residential unit but could be used as an internal door.
0.2		5 Panel door with uppermost panel full width of door. Includes wooden push plate and other ironmongery original. Includes original door casement.	1897.	Consider re-use if possible. Unlikely to meet modern standards for an entrance door to a residential unit but could be used as an internal door.
0.3		5 Panel door with uppermost panel full width of door. Includes wooden push plate (later addition) but other ironmongery original. Includes original door casement. Slightly narrower than other doors on this floor (0.1 & 0.2)	1897.	Consider re-use if possible. Unlikely to meet modern standards for an entrance door to a residential unit but could be used as an internal door.

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT	
Door Reference	Photograph	Description	Date	Re-use
0.4		5 Panel door with uppermost panel full width of door. Includes original ironmongery. Door set within wooden panelled partition, although side to entrance hall has been covered over. Door of same width as 0.4.	1897	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
0.5		Large 6 panel door. Main access to building. The upper panels are half the height of the door. Original lock and ironmongery still in working order. Yale lock added. Includes side windows of six lights which include decorative stained glass.	1879.	Retain as main entrance door to building.
0.6		Partition between entrance hall and corridor to the rear. Consists of central fixed panel and doors either side. Door to the right has been replaced by a lift (see 0.10 below). Arched windows above. Upper parts of door (on left) in stained glass, as are arched windows above.	1879.	Retain. Consider replacing door to lift with one of more appropriate design.

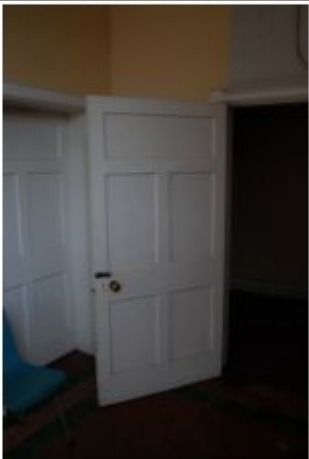
Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT	
Door Reference	Photograph	Description	Date	Re-use
0.7		Wooden partition, in same design as 0.6 but maintaining door on right side.	1879.	Retain.
0.8		Door incorporated into wooden panelling giving access to storage area. Proportions of door and panelling mimics that on the other side of the hall, although not using stained glass.	1879.	Retain.
0.9		5 panel door with uppermost panel full width of the door. Uppermost panels in stained glass in same design as the partitions in this corridor. Includes wooden push plate and original ironmongery. Original door casement.	1879.	Retain.

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT	
Door Reference	Photograph	Description	Date	Re-use
0.10		Modern panelled door providing access to door. Original door of partition removed to allow for installation of lift.	Modern.	Remove as part of lift works. Give consideration to reinstating a door of similar design to left hand door of partition.
0.11		Half height 2 panel door. Includes original door knob.	1879.	Retain.
0.12		Modern door of no interest. Original door casing.	Modern.	Remove door and replace with more sympathetic design.

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT	
Door Reference	Photograph	Description	Date	Re-use
0.13		Modern door of no interest.	1960s.	Remove.
0.14		Modern door of no interest.	1960s.	Remove.
0.15		Glass and wood partition with double doors. Modern.	1960s.	Remove.

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT		
Door Reference	Photograph	Description	Date	Re-use	
0.16		Modern door of no interest.	1960s.	Remove.	
0.17		Two panel modern door of no interest. Upper panel glazed.	1960s.	Remove.	
0.18		Modern door of no interest.	1960s.	Remove.	

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT	
Door Reference	Photograph	Description	Date	Re-use
0.19		Modern door of no interest.	1960s.	Remove.
0.20		Six panel entrance way with central double door. Glazed. Modern. Exterior view shown in 0.91.	1960s	Remove.
0.21		Modern door of no interest.	1960s.	Remove.

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT	
Door Reference	Photograph	Description	Date	Re-use
0.22		Panel door with upper glazing in six small lights. Set within a glazed opening to a similar design to 0.6 and 0.7 although not with stained glass. Originally provided access to the gardens but now provides access to a mid 20th Century extension.	1897.	Retai
0.23		5 Panel door with uppermost panel full width of door. Original ironmongery. Includes original door casement.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
0.24		5 Panel door with uppermost panel full width of door. Original ironmongery and wooden push plate. Includes original door casement.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT	
Door Reference	Photograph	Description	Date	Re-use
0.25		5 Panel door with uppermost panel full width of door. Original ironmongery and wooden push plate. Includes original door casement.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
0.26		5 Panel door with uppermost panel full width of door. Original ironmongery. Includes original door casement.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
0.27		5 Panel door with uppermost panel full width of door. Original ironmongery. Includes original door casement.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT	
Door Reference	Photograph	Description	Date	Re-use
0.28		Panel door with upper glazing in nine small lights. Includes single panel overlight. Original door casement and ironmongery.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
0.29		Partition incorporating modern door. Three windows either side. May be in an original position of a partition, but wholly modern.	1932-1961.	Remove.
0.30		Two panel door. Upper panel glazed. Modern.	Modern.	Remove.

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT	
Door Reference	Photograph	Description	Date	Re-use
0.31		Three panel door. Upper panel glazed. Modern.	Modern.	Remove.
0.32		Two panelled door with the uppermost panel split into 4 glazed lights.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
0.33		Modern door with window.	Modern.	Remove.

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT	
Door Reference	Photograph	Description	Date	Re-use
0.34		Two panel glazed door. Modern.	Modern.	Remove.
0.35		Modern door with window.	Modern.	Remove.
0.36		Two panel glazed door. Modern.	Modern.	Remove.

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT	
Door Reference	Photograph	Description	Date	Re-use
0.37		Modern door.	Modern.	Remove.
0.38		Modern door.	Modern.	Remove.
0.39		Modern door.	Modern.	Remove.

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT	
Door Reference	Photograph	Description	Date	Re-use
0.40		Two panel glazed door. Modern.	Modern.	Remove.
0.41		Modern door with window.	Modern.	Remove.
0.42		Modern door with window.	Modern.	Remove.

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT		
Door Reference	Photograph	Description	Date	Re-use	
0.43		Door to right. Modern door.	Modern.	Remove.	
0.44		Modern door with window.	Modern.	Remove.	
0.45		Modern door.	Modern.	Remove.	

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT	
Door Reference	Photograph	Description	Date	Re-use
0.46		Modern door.	Modern.	Remove.
0.47		Modern door.	Modern.	Remove.
0.48		Exterior door. Top panel split into four glazed lights. Bottom panel includes horizontal batten.	1932-61.	Remove.

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT		
Door Reference	Photograph	Description	Date	Re-use	
0.49		Modern door.	Modern.	Remove.	
0.50		Modern door with window.	Modern.	Remove.	
0.51		Two panel door with uppermost panel obscure glazed.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.	

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT	
Door Reference	Photograph	Description	Date	Re-use
0.52		Modern door with window.	Modern.	Remove.
0.53		Six panel door leading to bathroom. Upper two lights are glazed.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
0.54		Two panel door with upper panel glazed.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT	
Door Reference	Photograph	Description	Date	Re-use
0.55		Two panel modern door with upper panel glazed.	Modern.	Remove.
0.56		Exterior door set under a glazed arch consisting of 6 by 3 small lights. Left hand door is full width six panel, right hand door is half width three panel. Includes original ironmongery.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
0.57		Single glazed panel door.	Modern.	Remove.

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT	
Door Reference	Photograph	Description	Date	Re-use
0.58		Double doors set within an arched feature which is only discernible on one side of the wall. Both doors have two panels on the lower and a glazed panel to the top.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
0.59		Originally a five panel door with upper panel glazed although plywood added to improve fire performance.	1897 with later additions.	Remove plywood covering and consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
0.60		Four panel door. One side is to entrance hall to Convent.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT	
Door Reference	Photograph	Description	Date	Re-use
0.61		Five panel door with uppermost three panels glazed.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
0.62		Double doors set under a glazed panel. Doors are largely glazed with a small infill panel to bottom.	1909-1932.	Retain in situ.
0.63		Panelled door with uppermost panel glazed and three small panels to bottom. Glazing incorporates small areas of stained glass and lead. Stained glass light above door.	1897.	Retain in situ.

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT	
Door Reference	Photograph	Description	Date	Re-use
0.64		Four panelled wooden doors with original ironmongery	1909-1932.	Retain in situ.
0.65		Panelled door with uppermost panel split into three vertical glazed panels. Exterior of door is shown in 0.99.	1909-1932.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
0.66		Four panel wooden door.	1909-1932.	Retain in situ.

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT	
Door Reference	Photograph	Description	Date	Re-use
0.67		Exterior panelled door with uppermost panel split into three vertical glazings. Has lost some of its context as there was a link between the convent and the chapel in this location until its demolition (post 1970).	1909-1932.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
0.68		Modern door with window.	Modern.	Remove.
0.69		Modern door with window.	Modern.	Remove.

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT	
Door Reference	Photograph	Description	Date	Re-use
0.70		Modern door with window.	Modern.	Remove.
0.71		Modern door with window.	Modern.	Remove.
0.72		Modern door with window.	Modern.	Remove.

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT	
Door Reference	Photograph	Description	Date	Re-use
0.73		Modern door.	Modern.	Remove.
0.74		Modern door.	Modern.	Remove.
0.75		Modern door.	Modern.	Remove.

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT	
Door Reference	Photograph	Description	Date	Re-use
0.76		Four panel door.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
0.77		Four panel door.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
0.78		Modern door.	1960s.	Remove.

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT	
Door Reference	Photograph	Description	Date	Re-use
0.79		Small batten door.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
0.80		Exterior door. Upper panel of door is of five by 3 small lights with a wooden panel lower. Set within a wooden and glazed screen.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
0.81		Four panel door with uppermost panels glazed.	1909-1932.	Consider re-use if possible. Unlikely to be meet modern security standards. Removal likely.

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT	
Door Reference	Photograph	Description	Date	Re-use
0.82		Exterior panelled door with uppermost panel split into three vertical glazings.	1909-1932.	Consider re-use if possible. Unlikely to be meet modern security standards. Removal likely.
0.83		Exterior panelled door with uppermost panel split into three vertical glazings.	1909-1932.	Consider re-use if possible. Unlikely to be meet modern security standards. Removal likely.
0.84		Three panel door with uppermost panel glazed and split into three.	1909-1932.	Consider re-use if possible. Unlikely to be meet modern security standards. Removal likely.

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT		
Door Reference	Photograph	Description	Date	Re-use	
0.85		Batten door.	1909-1932.	Consider re-use if possible. Unlikely to be meet modern security standards. Removal likely.	
0.86		Four panel door in poor condition.	1909-1932.	Consider re-use if possible. Unlikely to be meet modern security standards. Removal likely.	
0.87		Two panel double doors with original ironmongery. Each panel divided vertically into three.	1909-1932.	Retain.	

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT	
Door Reference	Photograph	Description	Date	Re-use
0.88		Three panel door with uppermost panel split into 6 smaller leaded panes. Set within a wooden and glazed screen with stained glass.	1897.	Retain.
0.89		Original entrance door to site with 5 small windows to left and 1 small window to right. Exterior of door 0.5.	1897.	Retain.
0.90		Two panel exterior door.	1961.	Remove.
0.91		Six panel entrance way with central double door. Glazed. Modern. Exterior view shown in 0.20.	1960s	Remove.

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT	
Door Reference	Photograph	Description	Date	Re-use
0.92		Four panel door with two uppermost panels glazed. Two small, glazed, lights above door.	1932-1961.	Remove.
0.93		Single panel door.	1932-1961.	Remove.
0.94		Exterior four panel door with two glazed upper panels in very poor condition.	1932-1961.	Remove.

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT	
Door Reference	Photograph	Description	Date	Re-use
0.95		Four panel door with two small glazed lights above. In poor condition.	1932-61.	Remove.
0.96		Two panel door with upper panel glazed set within a three window wide screen.	1932-61.	Remove.
0.97		Batten door.	1897-1909.	Consider re-use if possible. Unlikely to be meet modern security standards. Removal likely.

Ground Floor (including Exterior Doors)			ISSUED IN DRAFT FOR COMMENT	
Door Reference	Photograph	Description	Date	Re-use
0.98		Small two panel door to cupboard.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door. Removal likely.
0.99		Panelled door with uppermost panel split into three vertical glazed panels. Interior of door is shown in 0.65.	1909-1932.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.

First Floor				
Door Reference	Photograph	Description	Date	Re-use
1.1		Panel door with single glazed light above.	1897-1909.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
1.2		Double doors with single glazed window. Two small lights above.	1897-1909.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
1.3		Door likely to be of early date but now faced in plywood.	1897-1909.	Remove plywood facing to door. Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.

First Floor				
Door Reference	Photograph	Description	Date	Re-use
1.4		Four panel door with original ironmongery.	1897-1909.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
1.5		Single panel door of modern appearance set within a screen of earlier date.	Door – 1960's. Screen – 1897-1909	Remove.
1.6		Single panel door of modern appearance set within a screen of earlier date.	Door – 1960's. Screen – 1897-1909	Remove.

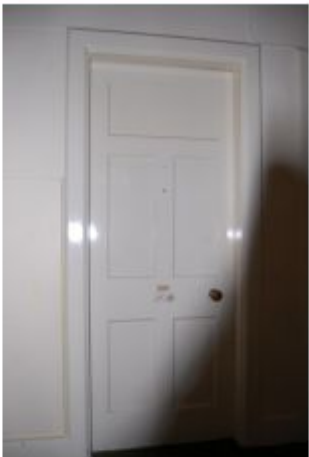
First Floor				
Door Reference	Photograph	Description	Date	Re-use
1.7		Modern door set within earlier frame.	Door – 1960's. Frame – 1897.	Remove.
1.8		Modern door set within glazed screen.	1960s.	Remove.
1.9		Two panel door with upper panel glazed and lower panel split into two. Set within glazed screen.	Of modern appearance. The first floor consists of a number of partitions and doors which were inserted at a later date.	Remove.

First Floor					
Door Reference	Photograph		Description	Date	Re-use
1.10			Early/Mid 20 th Century door.	Of modern appearance. The first floor consists of a number of partitions and doors which were inserted at a later date.	Remove.
1.11			Early/Mid 20 th Century door.	Of modern appearance. The first floor consists of a number of partitions and doors which were inserted at a later date.	Remove.
1.12			Early/Mid 20 th Century door.	Of modern appearance. The first floor consists of a number of partitions and doors which were inserted at a later date.	Remove.

First Floor				
Door Reference	Photograph	Description	Date	Re-use
1.13		Early/Mid 20 th Century door.	Of modern appearance. The first floor consists of a number of partitions and doors which were inserted at a later date.	Remove.
1.14		Modern door set within glazed screen.	1932-1961.	Remove.
1.15		Large five panel door enscribed with 'St Anne's'. Original ironmongery.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.

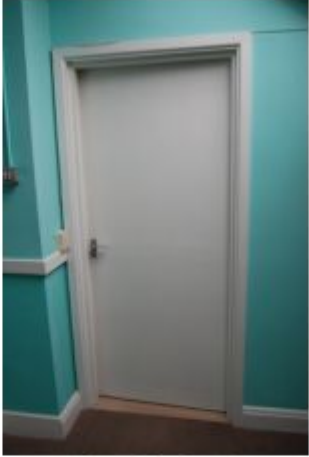
First Floor					
Door Reference	Photograph		Description	Date	Re-use
1.16			Early/Mid 20 th Century door. Panel door.	Of modern appearance.	Remove.
1.17			Five panel door set within original frame. Ironmongery renewed.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
1.18			Five panel door set within original frame. Ironmongery renewed.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.

First Floor				
Door Reference	Photograph	Description	Date	Re-use
1.19		Early/Mid 20 th Century door.	Of modern appearance. The first floor consists of a number of partitions and doors which were inserted at a later date.	Remove.
1.20		Early/Mid 20 th Century door.	Of modern appearance. The first floor consists of a number of partitions and doors which were inserted at a later date.	Remove.
1.21		Early/Mid 20 th Century door.	Of modern appearance. The first floor consists of a number of partitions and doors which were inserted at a later date.	Remove.

First Floor					
Door Reference	Photograph		Description	Date	Re-use
1.22			Five panel door within original frame.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
1.23			Five panel door within original frame.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
1.24			Three panel door with central panel glazed, although glazing added at a later date.	1897 although subject to alteration.	Remove and replace with similar.

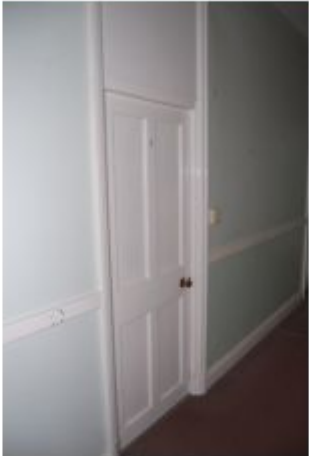
First Floor					
Door Reference	Photograph		Description	Date	Re-use
1.25			Door to lift with single window opening.	Modern.	Remove.
1.26			Two glazed panel door.	Modern.	Remove.
1.27			Modern door set within earlier frame.	Modern.	Remove.

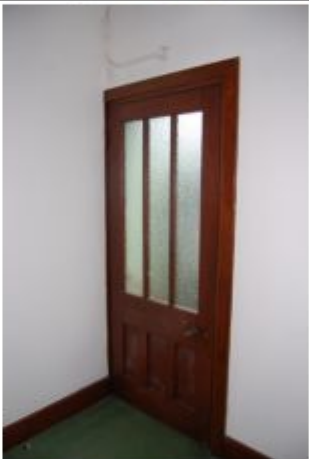
First Floor					
Door Reference	Photograph		Description	Date	Re-use
1.28			Modern door set within earlier frame.	Modern.	Remove.
1.29			Two glazed panel door.	Modern.	Remove.
1.30			Four panel door to eaves storage. Similar door to right.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.

First Floor					
Door Reference	Photograph		Description	Date	Re-use
1.31			Modern door.	Modern.	Remove.
1.32			Four panel door set below two glazed lights.	1932-1961.	Remove.
1.33			Four panel door set below two glazed lights.	1932-1961.	Remove.

First Floor					
Door Reference	Photograph		Description	Date	Re-use
1.34			Four panel door.	1932-1961.	Remove.
1.35			Four panel door.	1932-1961.	Remove.
1.36			Modern door.	1960s.	Remove.

First Floor					
Door Reference	Photograph		Description	Date	Re-use
1.37			Modern door.	1960s.	Remove.
1.38			Modern door with single window.	1960s.	Remove.
1.39			Three panel door with upper panel glazed.	1932-61.	Remove.

First Floor					
Door Reference	Photograph		Description	Date	Re-use
1.40			Four panel door.	1932-1961.	Remove.
1.41			Four panel door.	1932-1961.	Remove.
1.42			Four panel door.	1932-1961.	Remove.

First Floor				
Door Reference	Photograph	Description	Date	Re-use
1.43		Four panel door.	1932-1961.	Remove.
1.44		Three panel door with uppermost panel split into three vertical glazed lights. Original ironmongery.	1909-1932.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
1.45		Three panel door with uppermost panel split into six small lights. Set within screen consisting of three small lights either side.	1909-1932.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.

First Floor				
Door Reference	Photograph	Description	Date	Re-use
1.46		Double doors to Chapel	1909-1932.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
1.47		Batten door to Chapel with muntin and lock rail in shape of a cross. Entrance door from Convent to balcony of Chapel.	1909-1932.	Retain.
1.48		Two panel door with uppermost panel glazed. Lower panel split into three. Set under a glazed light of eight panes.	1897.	Retain.

First Floor				
Door Reference	Photograph	Description	Date	Re-use
1.49		Five panel door within original frame.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
1.50		Four panel door with two glazed lights above.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
1.51		Four panel door with two glazed lights above.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.

First Floor				
Door Reference	Photograph	Description	Date	Re-use
1.52		Four panel door with two glazed lights above.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
1.53		Four panel door with two glazed lights above.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
1.54		Panelled door with upper most panel split into six small lights and glazed. Set within a screen with two small panels either side of door with three small glazed panes.	1897.	Retain.

First Floor					
Door Reference	Photograph		Description	Date	Re-use
1.55			Four panel doors to cupboard.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
1.56			Five panel door with original frame.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
1.57			Five panel door with original frame.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.

First Floor				
Door Reference	Photograph	Description	Date	Re-use
1.58		Five panel door with original frame.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
1.59		Five panel door with original frame. Above is small window with 6 lights.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
1.60		Five panel door with original frame. Above is small window with 6 lights.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.

First Floor					
Door Reference	Photograph		Description	Date	Re-use
1.61			Modern door to lift.	Modern.	Dependent on whether lift will be removed.
1.62			Five panel door with original frame.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
1.63			Five panel door with original frame. Above is small window with 6 lights.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.

First Floor				
Door Reference	Photograph	Description	Date	Re-use
1.64		Five panel door with original frame. Above is small window with 6 lights.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
1.65		Four panel door with original frame. Uppermost panels glazed. Above is small window with 6 lights.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.
1.66		Five panel door with original frame. Above is small window with 6 lights.	1897.	Consider re-use if possible. Unlikely to be meet modern standards for an entrance door to a residential unit but could be used as an internal door.

First Floor				
Door Reference	Photograph	Description	Date	Re-use
1.67		Three panel door with uppermost panel glazed. Original frame but door may be later or, if not, upper panel has modern glazing.	1932-1961.	Remove and replace with authentic replica.
1.68		Modern door set within original frame.	Modern.	Remove.
1.69		Modern door set within original frame.	Modern.	Remove.

First Floor					
Door Reference	Photograph		Description	Date	Re-use
1.70			Modern door set within original frame.	Modern.	Remove.
1.71			Modern door set within original frame.	Modern.	Remove.
1.72			Modern door set within original frame.	Modern.	Remove.

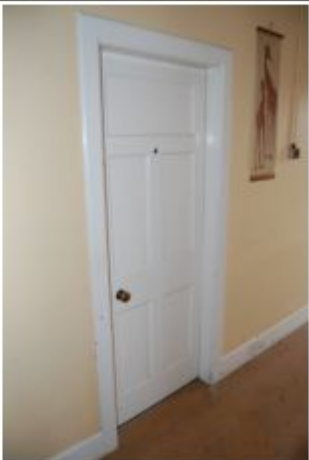
First Floor				
Door Reference	Photograph	Description	Date	Re-use
1.73		Modern door set within original frame.	Modern.	Remove.
1.74		Double doors with two glazed panels in each.	1961.	Remove.

Second Floor				
Door Reference	Photograph	Description	Date	Re-use
2.1		Modern door.	Post 1961.	Remove.
3.1		Screen. Upper panels glazed with some panels obscure glazed.	1897.	Unlikely to meet modern standards for a fire screen/break. Remove.
3.2		Five panelled door.	1897.	Unlikely to meet modern standards for an entrance door to a residential unit but could be used as an internal door.

Second Floor					
Door Reference	Photograph		Description	Date	Re-use
3.3			Five panelled door.	1897.	Unlikely to meet modern standards for an entrance door to a residential unit but could be used as an internal door.
3.4			Five panelled door.	1897.	Unlikely to meet modern standards for an entrance door to a residential unit but could be used as an internal door.
3.5			Five panelled door.	1897.	Unlikely to meet modern standards for an entrance door to a residential unit but could be used as an internal door.

Second Floor				
Door Reference	Photograph	Description	Date	Re-use
3.6		Five panelled door. With two glazed panels to left.	1897.	Unlikely to meet modern standards for an entrance door to a residential unit but could be used as an internal door.
3.7		Five panelled door.	1897.	Unlikely to meet modern standards for an entrance door to a residential unit but could be used as an internal door.
3.8		Five panelled door.	1897.	Unlikely to meet modern standards for an entrance door to a residential unit but could be used as an internal door.

Second Floor					
Door Reference	Photograph		Description	Date	Re-use
3.9			Five panelled door.	1897.	Unlikely to meet modern standards for an entrance door to a residential unit but could be used as an internal door.
3.10			Five panelled door.	1897.	Unlikely to meet modern standards for an entrance door to a residential unit but could be used as an internal door.
3.11			Lift door.	Modern.	Remove.

Second Floor				
Door Reference	Photograph	Description	Date	Re-use
3.12		Five panelled door.	1897.	Unlikely to meet modern standards for an entrance door to a residential unit but could be used as an internal door.
3.13		Five panelled door.	1897.	Unlikely to meet modern standards for an entrance door to a residential unit but could be used as an internal door.
3.14		Five panelled door.	1897.	Unlikely to meet modern standards for an entrance door to a residential unit but could be used as an internal door.

Second Floor				
Door Reference	Photograph	Description	Date	Re-use
3.15		uPVC door of no historic interest.	Modern.	Remove.
3.16		Five panelled door.	1897.	Unlikely to meet modern standards for an entrance door to a residential unit but could be used as an internal door.
3.17		Five panelled door.	1897.	Unlikely to meet modern standards for an entrance door to a residential unit but could be used as an internal door.

Second Floor				
Door Reference	Photograph	Description	Date	Re-use
3.18				
3.19		Five panelled door.	1897.	Unlikely to meet modern standards for an entrance door to a residential unit but could be used as an internal door.
3.20		Five panelled door.	1897.	Unlikely to meet modern standards for an entrance door to a residential unit but could be used as an internal door.

Second Floor					
Door Reference	Photograph		Description	Date	Re-use
3.21			Five panelled door.	1897.	Unlikely to meet modern standards for an entrance door to a residential unit but could be used as an internal door.
3.22			Five panelled door.	1897.	Unlikely to meet modern standards for an entrance door to a residential unit but could be used as an internal door.
3.23			Five panelled door.	1897.	Unlikely to meet modern standards for an entrance door to a residential unit but could be used as an internal door.

Second Floor				
Door Reference	Photograph	Description	Date	Re-use
3.24		Five panelled door. Three holes cut in to upper panel for ventilation to store.	1897.	Unlikely to meet modern standards for an entrance door to a residential unit but could be used as an internal door.
3.25		Five panelled door.	1897.	Unlikely to meet modern standards for an entrance door to a residential unit but could be used as an internal door.
3.26		Five panelled door.	1897.	Unlikely to meet modern standards for an entrance door to a residential unit but could be used as an internal door.

Second Floor				
Door Reference	Photograph	Description	Date	Re-use
3.27		Door set within screen with areas of glazing.	1960s.	Remove.
3.28		Five panelled door.	1897.	Unlikely to meet modern standards for an entrance door to a residential unit but could be used as an internal door.
3.29		Five panelled door.	1897.	Unlikely to meet modern standards for an entrance door to a residential unit but could be used as an internal door.

Appendix 8. Room Schedule and Record



Project: St Michaels Convent, Waterlooville

Client:

Title: **Ground Floor Rooms**

Status: **Draft**

Job No: LINW2006

Dwg No: -

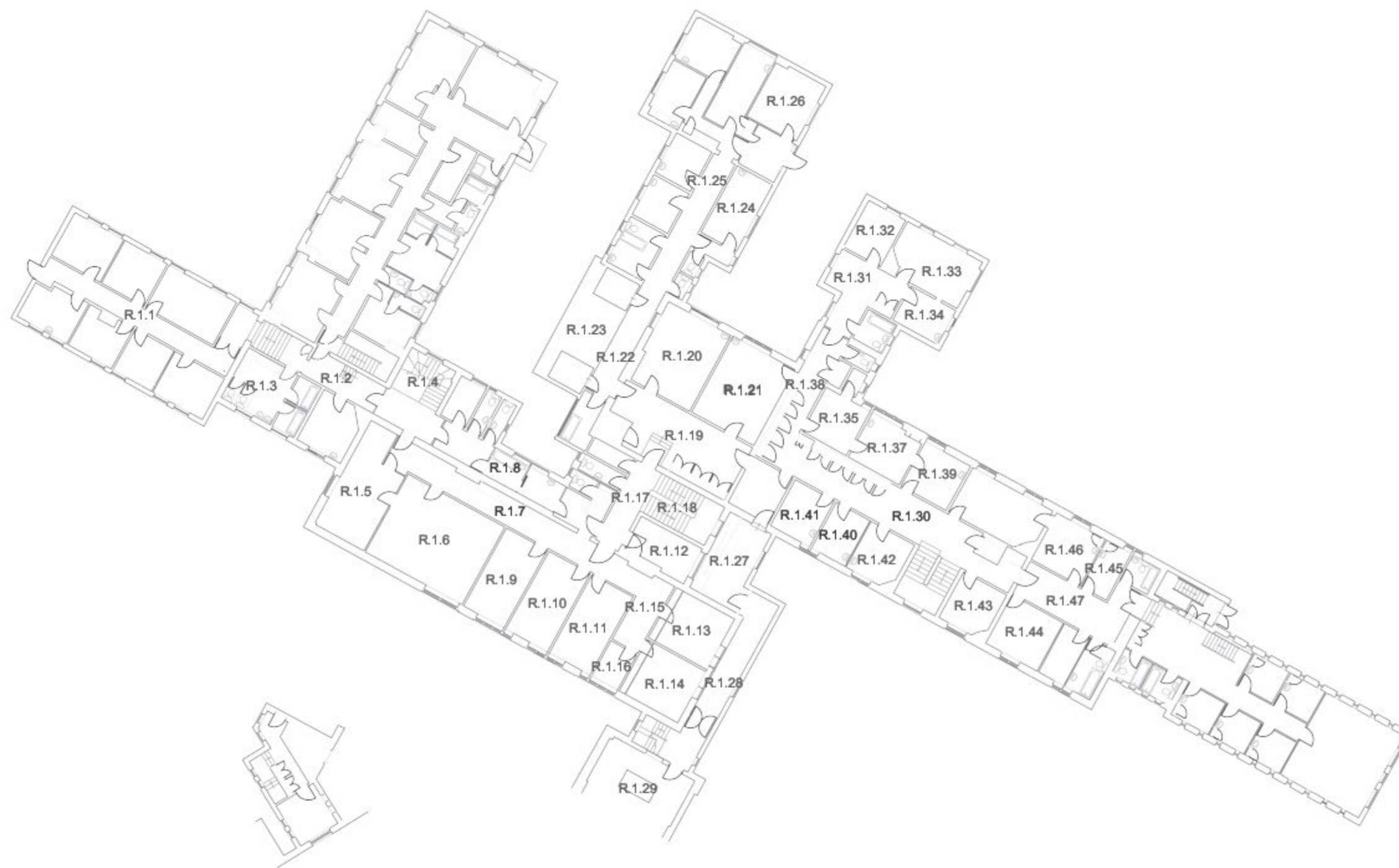
Revision: -

Date: Feb 2012

Scale: N/A

Author: AG

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www.turleyassociates.co.uk



Project: St Michaels Convent, Waterloooville

Client:

Title: **First Floor Rooms**

Status: **Draft**

Job No: LINW2006

Dwg No: -

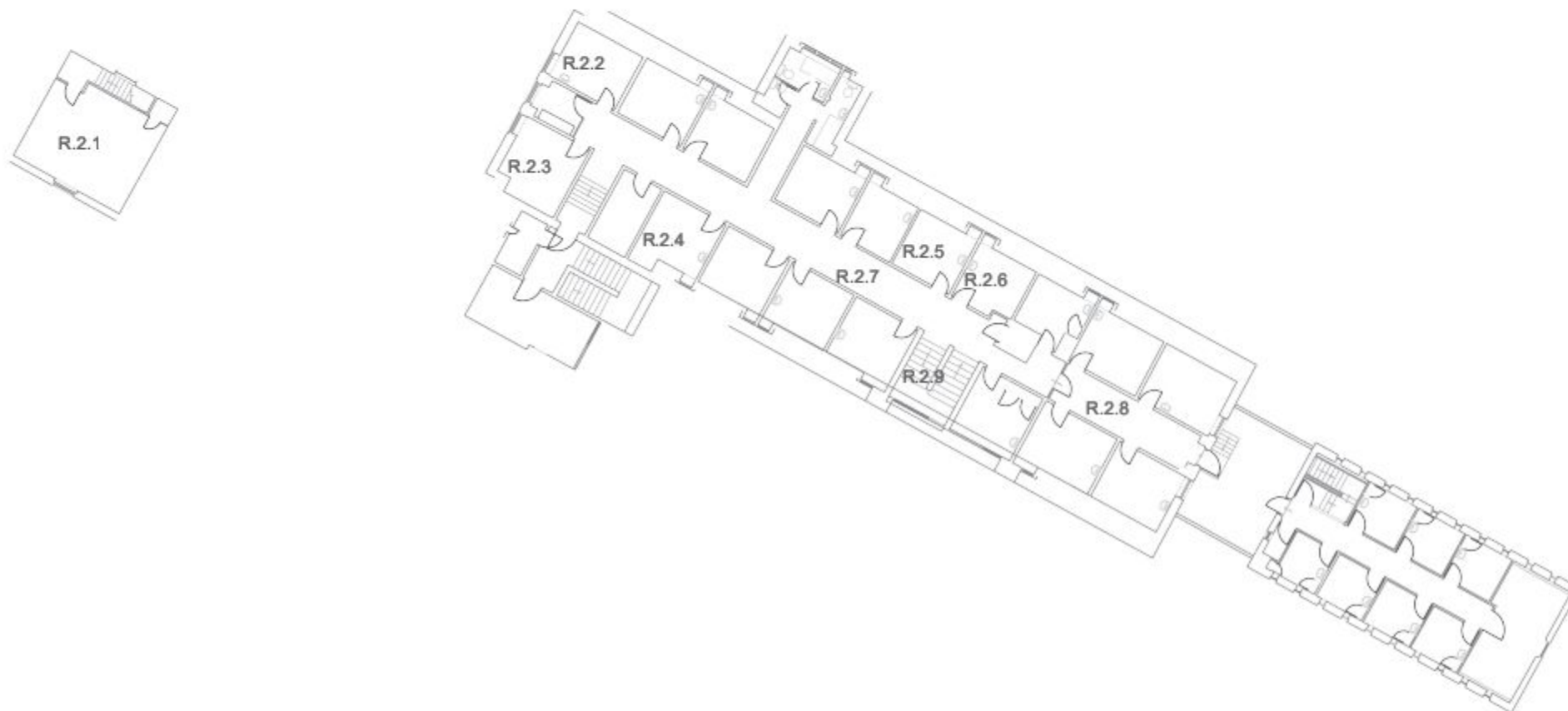
Revision: -

Date: Feb 2012

Scale: N/A

Author: AG

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Project: St Michaels Convent, Waterlooville

Client:

Title: **Second Floor Rooms**

Status: **Draft**

Job No: LINW2006

Dwg No: -

Revision: -

Date: Feb 2012

Scale: N/A

Author: AG

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Ground Floor - Rooms



R.0.1



R.0.2



R.0.3



R.0.4



R.0.5



R.0.6a



R.0.6b



R.0.7



R.0.8a



R.0.8b



R.0.9



R.0.10



R.0.11

Ground Floor - Rooms



R.0.12



R.0.14



R.0.16



R.0.17



R.0.18



R.0.13



R.0.15



R.0.19



R.0.20



R.0.21



R.0.22



R.0.22a

Ground Floor - Rooms



R.0.22b



R.0.23



R.0.24



R.0.25



R.0.26



R.0.27a



R.0.27b



R.0.28



R.0.29

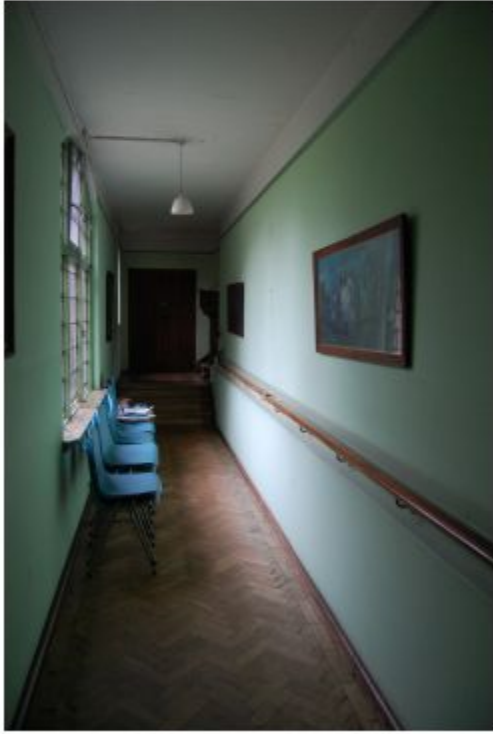


R.0.30a



R.0.30b

Ground Floor - Rooms



R.0.31



R.0.32



R.0.33

First Floor - Rooms



R.1.1



R.1.2A



R.1.2B



R.1.2C



R.1.3



R.1.3AB



R.1.4A



R.1.5



R.1.5



R.1.6



R.1.7A

First Floor - Rooms



R.1.7B



R.1.7B



R.1.9



R.1.10



R.1.11



R.1.12



R.1.13



R.1.14



R.1.15



R.1.16

First Floor - Rooms



R.1.17



R.1.18



R.1.19



R.1.21



R.1.20



R.1.22



R.1.24



R.1.25



R.1.26



R.1.28



R.1.30A



R.1.27



R.1.29



R.1.31

First Floor - Rooms



R.1.32



R.1.33



R.1.34



R.1.36



R.1.37



R.1.38



R.1.39



R.1.40



R.1.41



R.1.42

First Floor - Rooms



R.1.43



R.1.44



R.1.45



R.1.46



R.1.47

Second Floor - Rooms



R.2.1



R.2.2



R.2.3



R.2.4



R.2.5



R.2.6



R.2.7



R.2.8



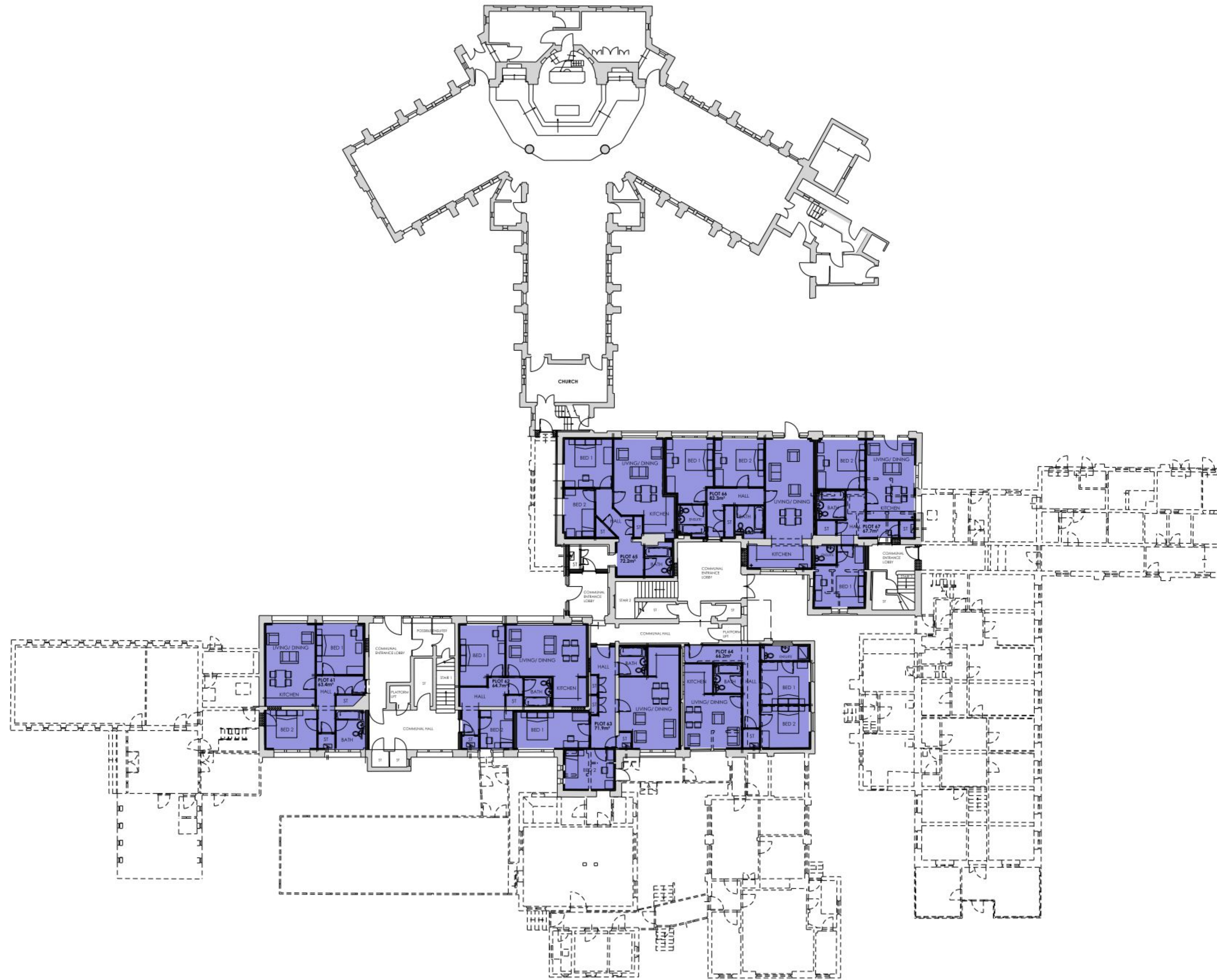
R.2.9

Appendix 9. Site Demolition



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map with the permission of the controller
of Her Majesty's Stationary Office

Appendix 10. Convent Conversion

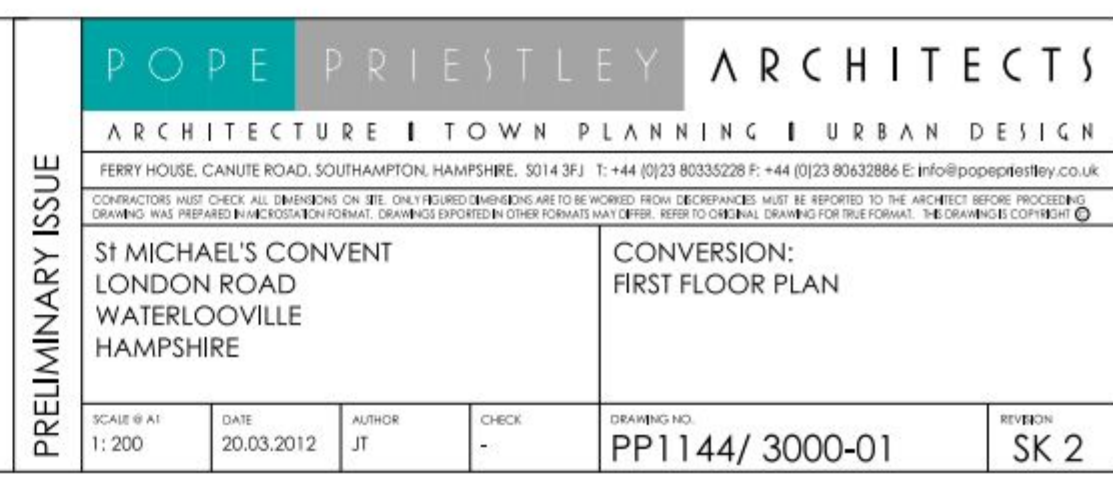


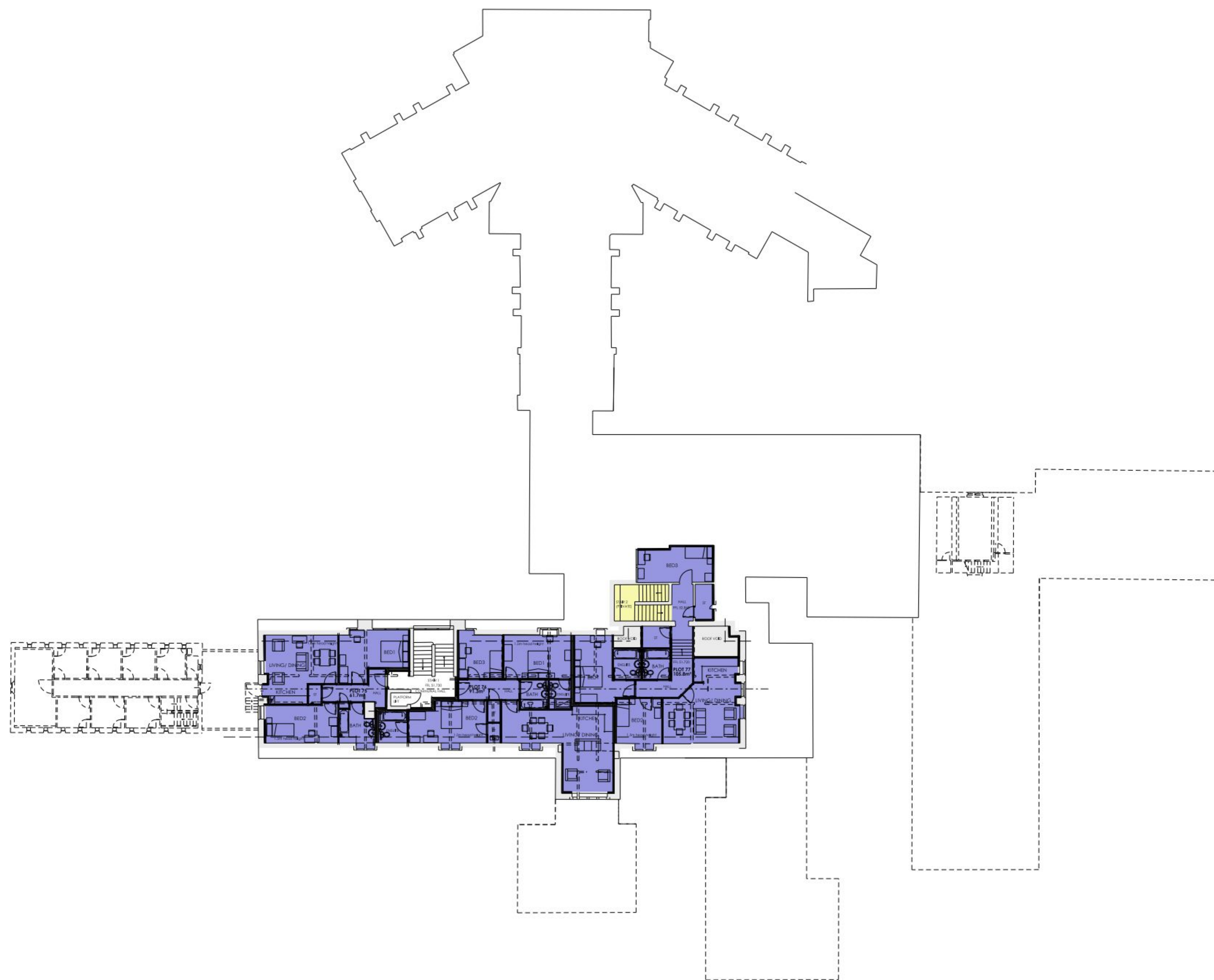
IMPORTANT NOTE FOR USE OF THIS DRAWING: THIS DRAWING HAS BEEN PRODUCED SPECIFICALLY FOR USE ON THIS PROJECT. POPE PRIESTLEY ARCHITECTS CANNOT BE HELD RESPONSIBLE FOR REUSE OF THIS INFORMATION BY OTHERS FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS SPECIFICALLY INTENDED. THIS DRAWING REFLECTS STANDARDS AGREED FOR THIS PROJECT AND CURRENT AT THE TIME OF PRODUCTION AND WILL NOT BE UPDATED IN ACCORDANCE WITH CHANGING LEGISLATION AND/OR OTHER REQUIREMENTS.

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ST MICHAEL'S CONVENT LONDON ROAD WATERLOOVILLE HAMPSHIRE				DRAWING NO: PP1144/ 3000-00	
PRELIMINARY ISSUE		SCALE @ AT 1: 200	DATE 20.03.12	AUTHOR JT	REVISION SK 2





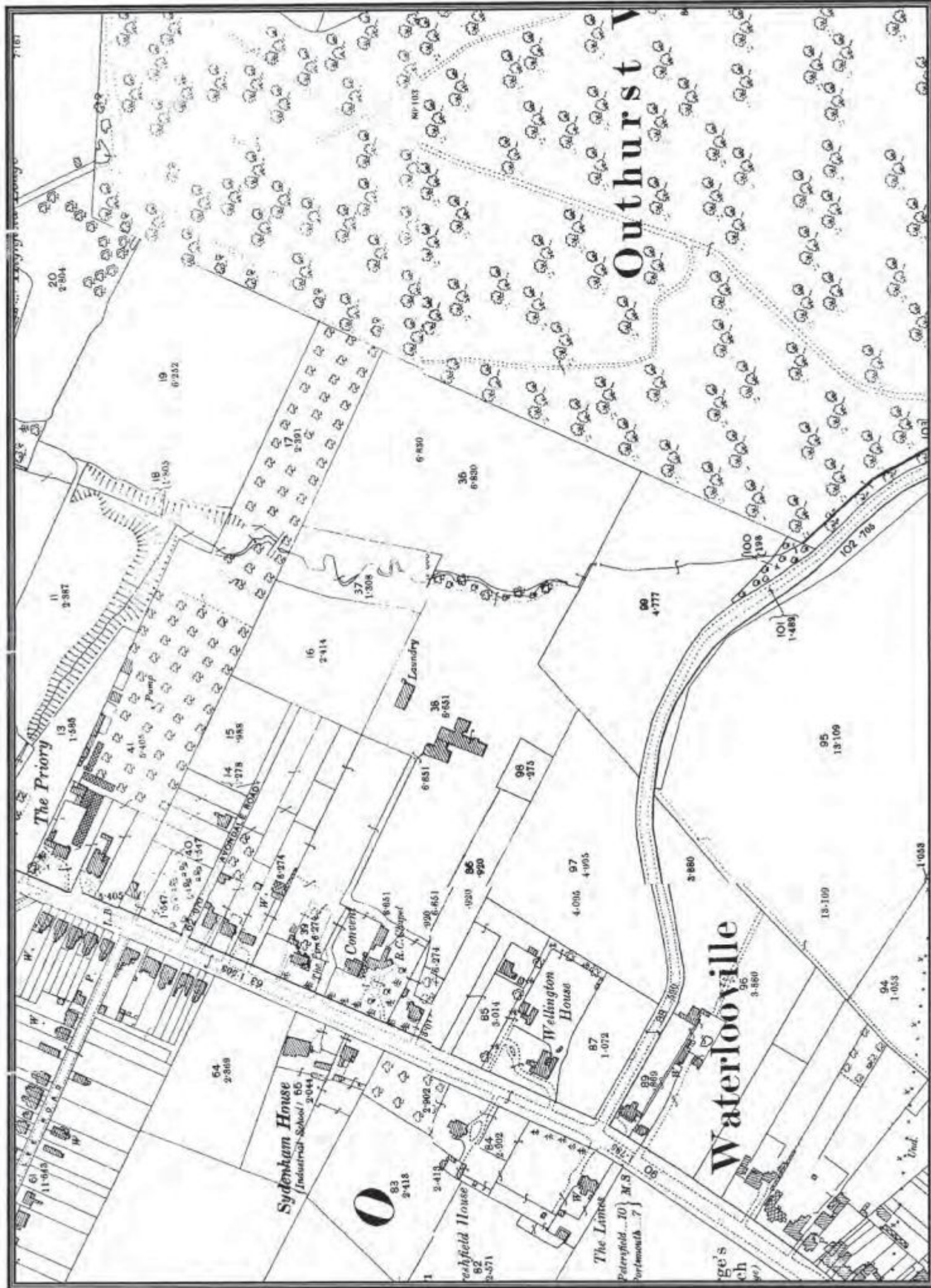
IMPORTANT NOTE: THIS IS A SKETCH PROPOSAL
& IS SUBJECT TO CONFIRMATION BY SITE
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STATUTORY CONSENTS, & IS FOR ILLUSTRATIVE
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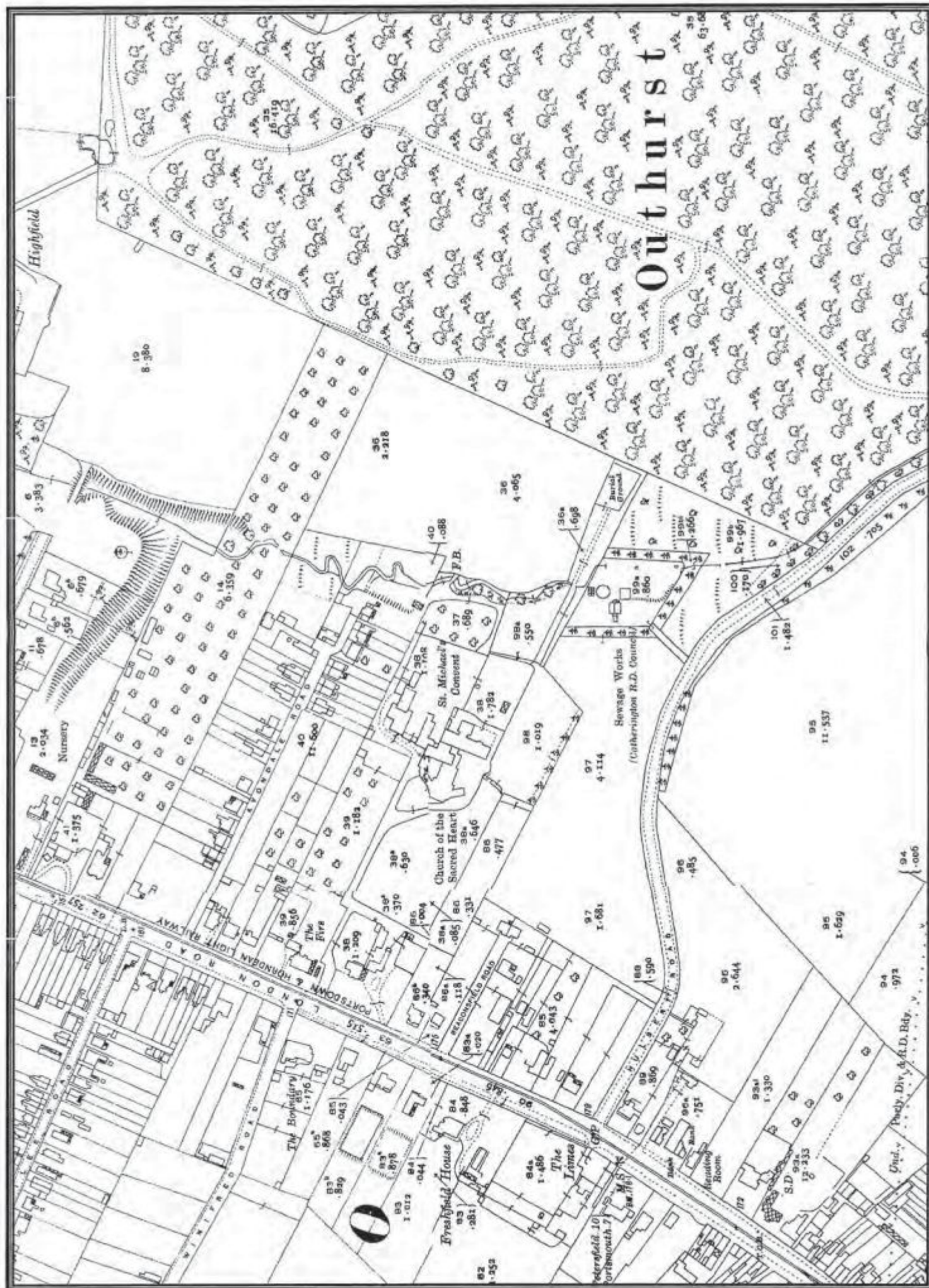
SCALE BAR = 10m (INTERVALS AT TRUE SCALE)

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PRELIMINARY ISSUE	SCALE @ A1 1:200	DATE 20.03.2012	AUTHOR JT	CHECK -	REVISION SK 2
DRAWING NO. PP1144/ 3000-02					

Appendix 11. Historic Maps





Appendix 12. Historic Photographs



Convent across rear garden.



East elevation of Convent.



Convent link to Laundry Block.



South elevation of Convent



West elevation of Convent.



Convent window details.



East elevation of dormitory.



Rear view over Convent over garden.

Appendix 13. Fireplace Survey

St Michaels Convent, Waterloooville
Fireplace Survey (April 2012)

Reference		Photograph	Description	Date	Re-use
Fireplace	Room				
F1	R.0.6		Glazed fire surround with electric bar fire	1960's.	Not an original fireplace. Remove.
F2	R.0.28		Moulded surround with tiled inside.	Surround is 1897. Tiles are modern.	Retain fire surround and replace tiles with more sympathetic design.
F3	R.0.29		Glazed fire surround.	1950's.	Not an original fireplace. Remove.

Reference		Photograph	Description	Date	Re-use
F4	Between 1.39 and 1.46 (room inaccessible)		Terracotta surround with gas fire to front.	1897.	Retain fire surround.
F5	R.1.42		Moulded corner fireplace painted in red. Hearth blocked up.	1897.	Retain fire surround.
F6	R.1.43		Moulded corner fireplace painted in red with decorative iron inset. Hearth blocked up.	1897.	Retain fire surround.

Reference		Photograph	Description	Date	Re-use
F7	2 nd floor next to southern stair	 13	Moulded iron fireplace with decorative inset. Blocked hearth.	1897.	Retain fire surround.

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