



Listed Building
Surveys

Design, Access and Heritage Statement

A report by Listed Building Surveys Ltd

Property

Cottrells Farmhouse, 70 Havant Road, Hayling Island, PO11 0LH

Issue No

1



Certified
Heritage Building
Professional



Centre for
Building
Conservation
Studies

IHBC

Design, Access and Heritage Statement

This document serves to fulfill the combined requirements of a Design and Access Statement and also a Heritage Statement in support of an application for Listed Building Consent for weather protection measures at Cottrells Farmhouse, 70 Havant Road, Hayling Island, PO11 0LH.

Pre-Application Discussion

Owing to the currently on-going Covid-19 situation it has not been possible to organise a formal Pre-app meeting on site. However, there was an initial exchange of emails with Jessica Hill, Conservation Officer, between November 2019 and May 2020 whereby the moisture problems were broadly discussed.

During those emails some ideas were discussed and it was agreed that an application for Listed Building Consent would be required.

Listed Building

Cottrells Farmhouse is a Grade II Listed Building. It became Listed in May 1976.

<https://historicengland.org.uk/listing/the-list/list-entry/1340176>

SU 70 SW HAVANT HAVANT ROAD Hayling Island 26.5.76 7/24 No. 70 (Cottrell Farmhouse) II

House. Late C18, brick, with a tile roof. Symmetrical front (west) of 2 storeys, 2 windows. Brick walling in blue headers with red flush dressings; eaves fascia, rubbed arches (openings narrowed); vertical bands and quoins, (projecting) first floor band, cill-height plinth. Early C19 sashes. Canopy on brackets above a plain doorway.

Listing NGR: SU7207702229

Image 1 – extract from the Listing description

Background

A full building survey of Cottrells Farmhouse was undertaken in November 2019 for Robin Deaney, prior to purchase. During that survey it was clearly apparent that in addition to the usual list of fairly routine maintenance repairs required that the house is suffering from long-term moisture penetration issues through the gable walls. A few previous efforts made by the previous owner of the house have failed.

There is direct moisture penetration, and this has been monitored and recorded on a daily basis for a whole calendar year from February 2020 through to February 2021. The spreadsheet of the data collection records is submitted with this application. You can clearly see that the weather conditions correlate directly with the moisture issues inside the roof.

Some photos taken at the time of the survey are shown below. The moisture content within the roof is exceptional and is not simply due to a lack of ventilation of the roof space. That is a contributory factor but it is not the sole problem. Improved ventilation of the roof space has been carried but the moisture issues persist and are directly related to the weather. The wall is simply too porous.

The rear kitchen door is equally exposed to the weather and subjected to persistent driving rain and wind.

The proposals identified in this application have been developed over a period of continual monitoring and are well considered in an attempt to finally resolve the weather issues that the house is facing.

These measures are potentially reversible. There are no permanent alterations to the building required.

The proposals are in two parts..:

1. Removal of the partial attempt at tile hanging on the gable wall. Instead, it is proposed to fix a more appropriate and sympathetic handmade peg-tile to this wall that is better colour matched and will completely cover the areas of direct weather impact. We do not know for sure that the existing tile-hanging, which modern machine-made clay tiles, has Listed Building Consent. This proposal not only seeks to provide a much better visual option but will resolve this potentially unauthorised alteration.
2. Replace the flimsy modern storm porch over the kitchen door with a beautifully designed, craftsman built open gable porch of oak and bricks to match.



Image 2 – severe condensation within the roof space



Image 3 – close-up of the severe condensation resulting from the moisture in the roof



Image 4



Image 5



Image 6 – existing gable wall, showing the modern tile-hanging and some repointing



Image 7 – an emergency effort made to prevent further moisture penetration



Image 8 – the existing kitchen door is subject to direct weather penetration

Proposed Weather Protection Measures

Following a year of daily observations and monitoring, it is proposed to do two actions..:

1. Tile-hanging to the gable elevations. This will use clay peg tiles on the whole elevations and will significantly improve the appearance of the building. In our view there is no harm or visual distraction from this action. A photo impression is provided. This is entirely reversible and could be removed at a later date if needed. Rainwater will safely fall to a gully and drain to the garden.
2. Construct an open gabled porch. This would replace the existing flimsy porch over the kitchen door. This is entirely removable at a later and does not require any physical alteration to the adjacent brick wall. It will have an oak frame, clay tile roof and salvaged brick plinth.

These are shown below.

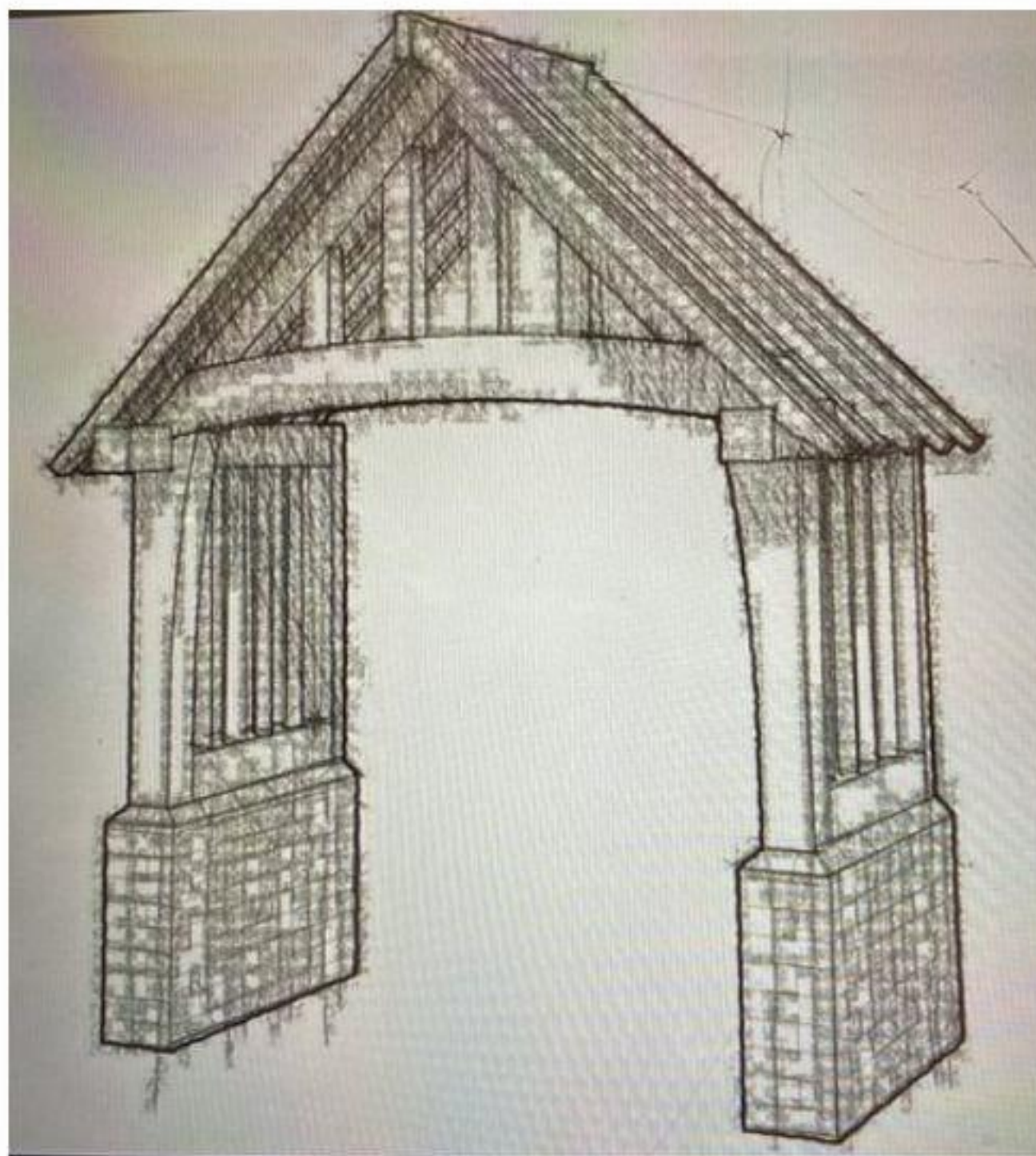


Image 9 – sketch proposal for the porch over the kitchen door



Image 10 – existing gable wall

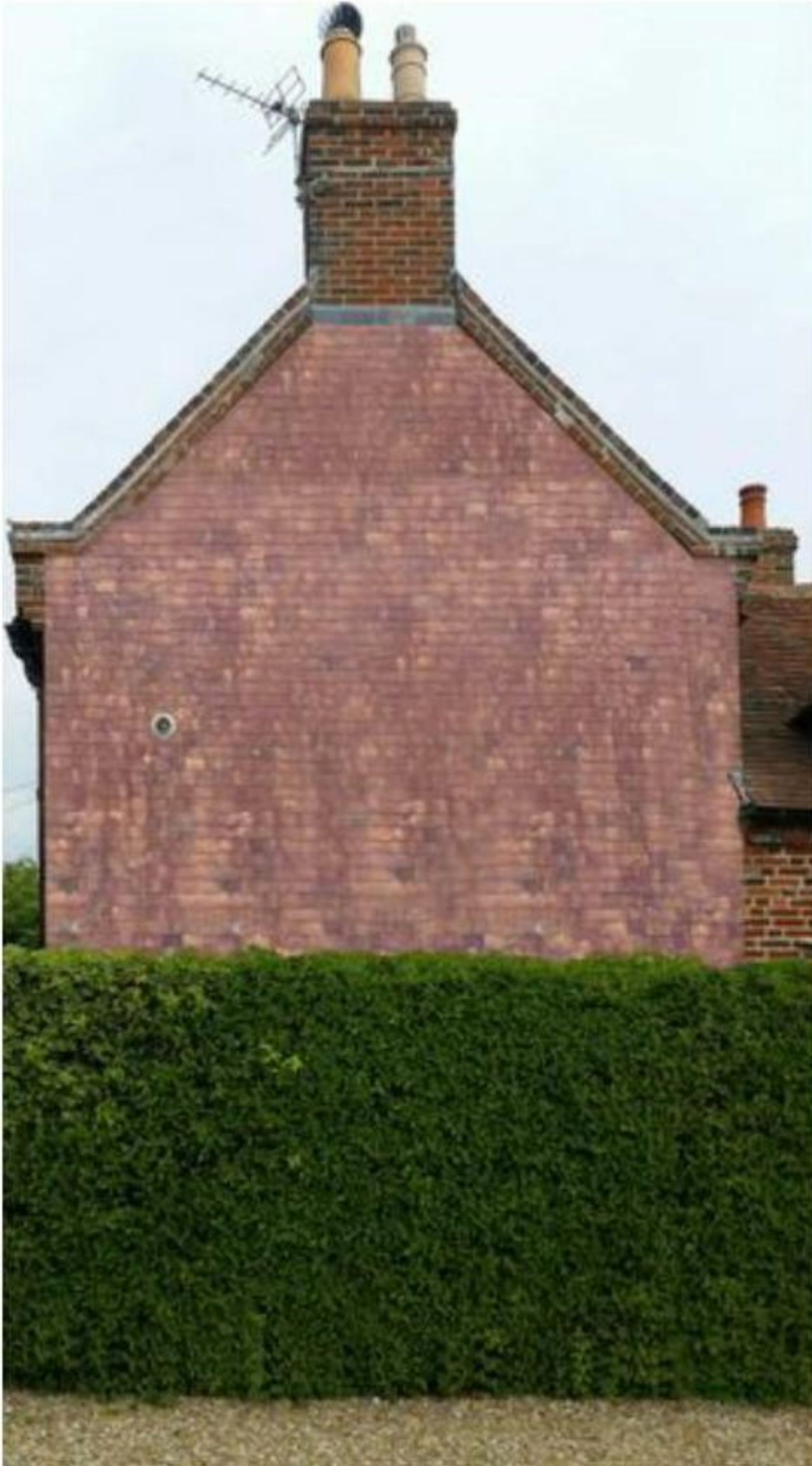


Image 11 – mock photo montage of the proposed tile hanging on the gable walls



Image 12 – generic suggestion of the possible colour match

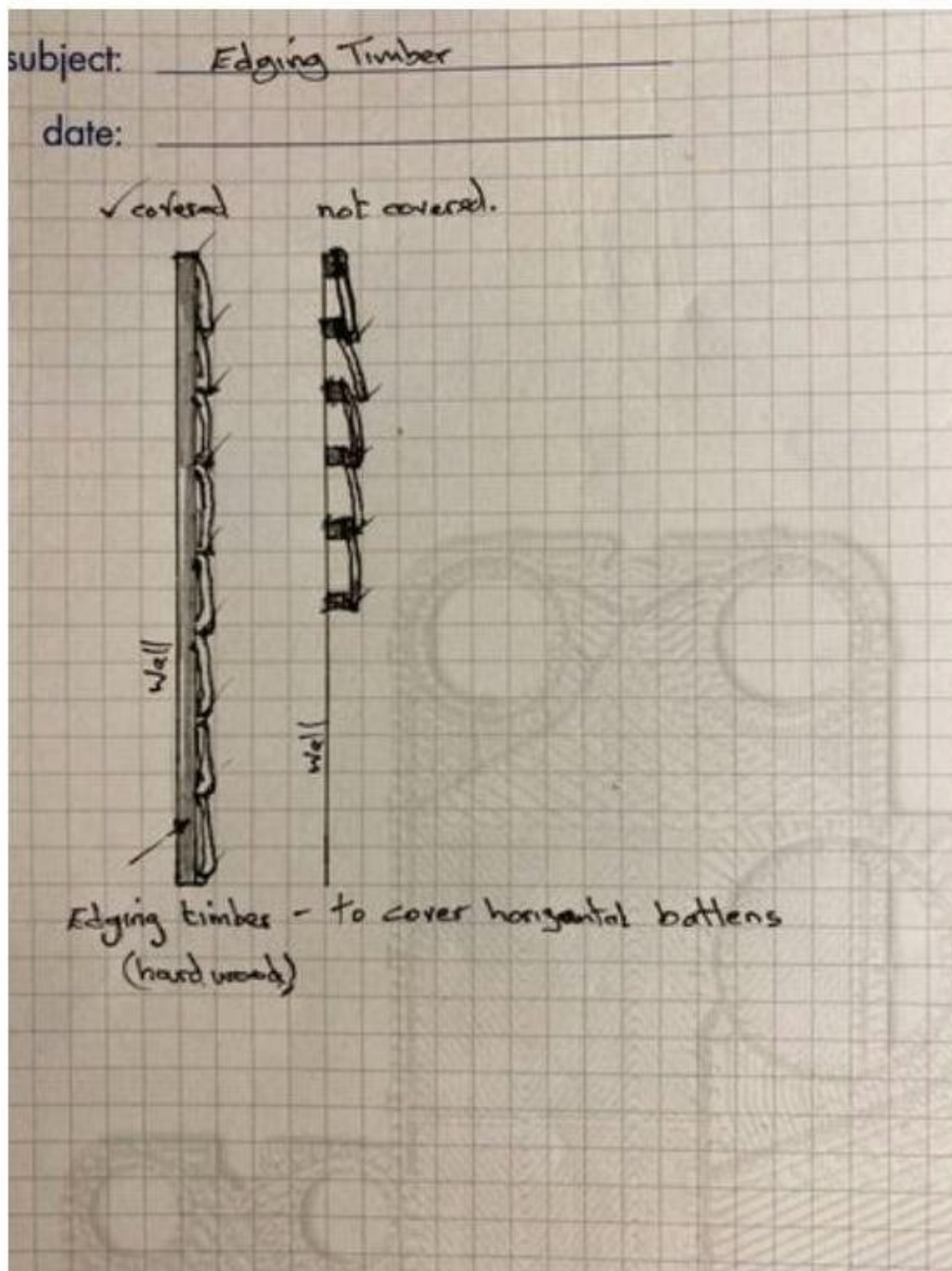


Image 13 – sketch of how the exposed edge will be covered by a timber batten. This is the same as how the comparable detail is handled in mathematical tiles. It provides a neat finish.

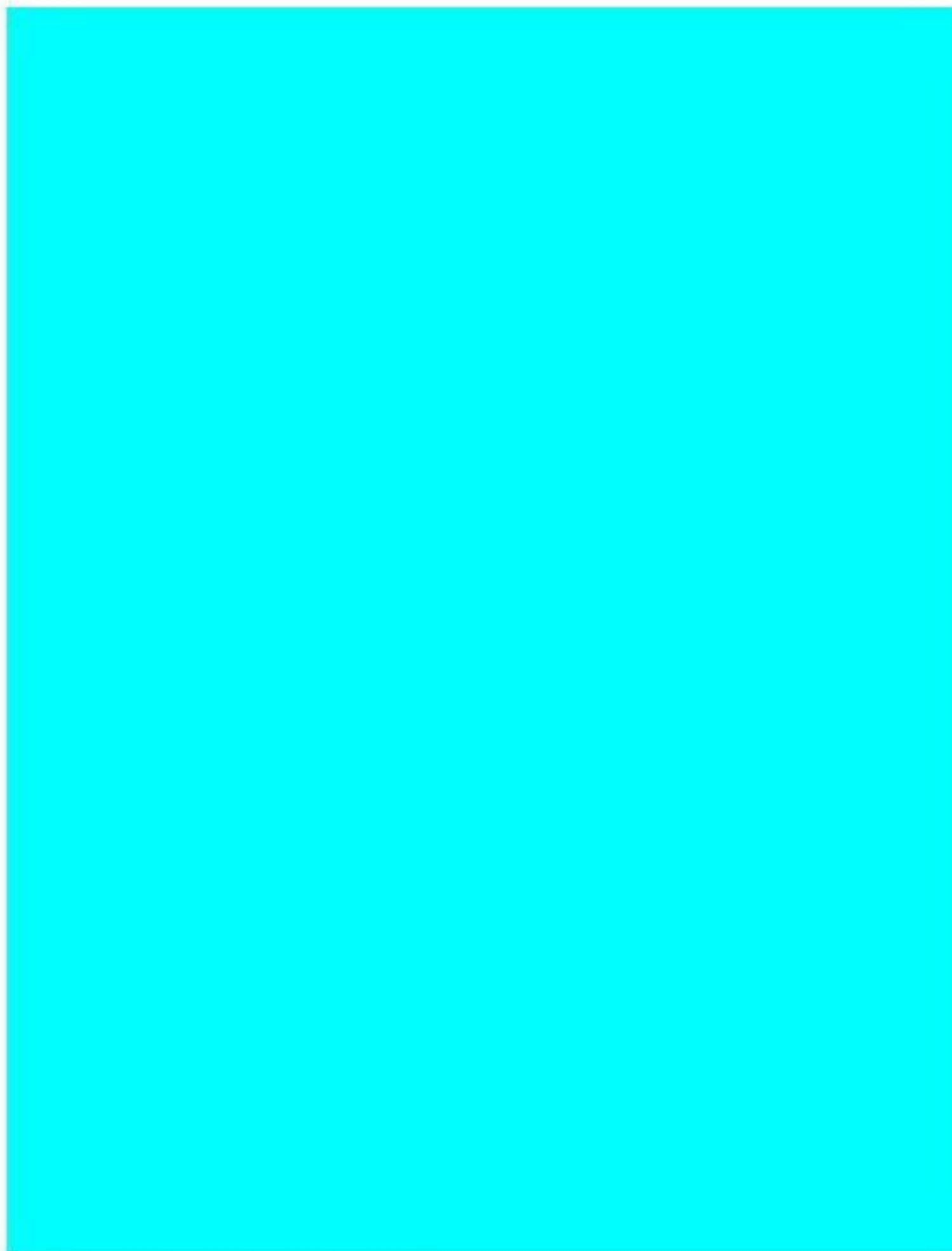


Image 14 – sample of the tile and fixings

Justification of the Proposals

The two proposals have been well considered following a full year of daily observations and monitoring of moisture within the house.

The house is located in an exposed position and in a part of the UK with 'severe' annual rain exposure.

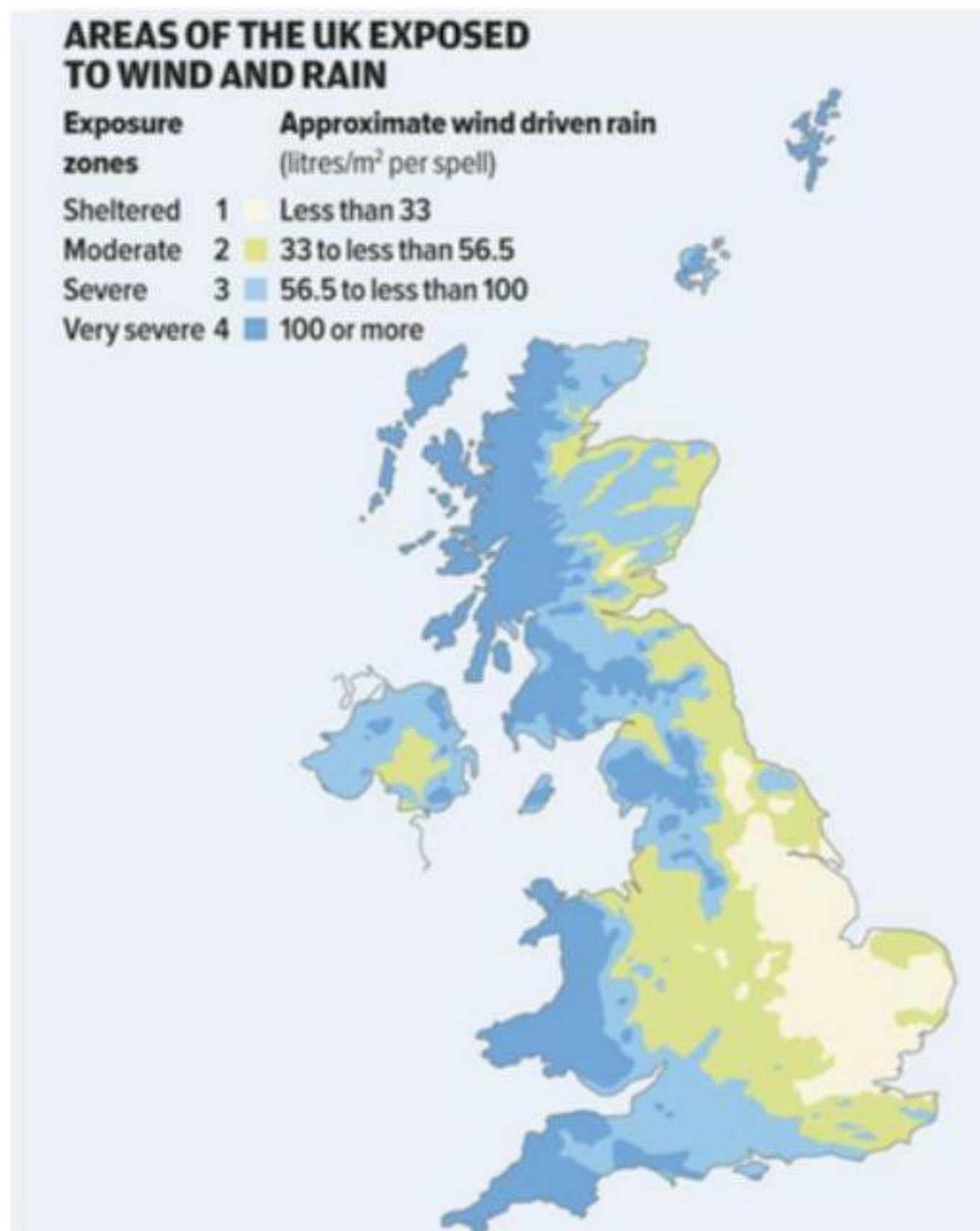


Image 15 – annual rain exposure map

Both proposals are potentially reversible and do not cause any loss of, or harm to, the building fabric.

Both proposals will use materials that are well considered, high quality and entirely appropriate for the age and character of the building.

The existing tile-hanging is modern and incomplete. The new tile hanging will improve the visual appearance of the house. It will entirely prevent moisture penetration into the wall and thus remove the on-going problem.

The existing porch is small, modern design and flimsy and provides no benefit at all to the weather protection of the kitchen door. The new porch is of a sympathetic historic design commonly seen throughout Sussex and Hampshire and would not look out of place. It is an improvement to what is there is now.

BS 7913:2013 – Guide to the Conservation of Historic Buildings

BS 7913:2013 is a useful guide to understanding the philosophy of building conservation. It is not a specification for repairs and it does not provide definitive technical advice or guidance. However, it does provide a valuable and informed guide to understanding the significance of heritage assets and some consideration for how decisions can be developed. There are a few useful sections that are worth highlighting at this point..:

Paragraph 5.2 says..:

"Where works are proposed to respond to or rectify problems with historic building fabric, the cause of the problems should be determined and the available range of possible solutions should be identified." It goes on to say further..: *"Generally, this entails the use of materials that match the existing building closely, taking into account relevant issues of performance, durability and longevity".*

Para 6.4 says..:

"The level of intervention should be the minimum necessary to stabilise and conserve the historic building, ensure its long-term survival and meet the requirements of any foreseeable new use."

Para 6.7 says..:

"A principal objective of repair is to retain the performance of the existing fabric. This is usually best achieved by using matching materials and traditional repair techniques."

Para 7.1 says..:

"Unbiased advice from competent persons based on best practice should be sought for the maintenance of a historic building, repair and ongoing day to day care."

Conclusions

This application for Listed Building Consent is for two modest weather protection measures that are each reversible should that be necessary at a later date.

They will solve an existing on-going and long-term weather penetration problem that has been diligently monitored for a year. The monitoring data is provided in a spreadsheet attached to the application.

These measures will help the heritage asset and in no way cause any harm at all. They have been carefully and sensitively designed and are entirely appropriate for the building.

We are not aware of any other significant considerations affecting this property.

This Report has been prepared in good faith and is based upon multiple inspections of the property that have been carried out since November 2019.



Dr Duncan Philips MSc, MPhil, PhD, CEnv, FRICS, IHBC

Chartered Building Surveyor
Historic Buildings Advisor

RICS No. 0080429
RICS Certified Historic Buildings Professional
RICS - Chair, Building Conservation Steering Group

IHBC HESPR Accredited - Historic Environment Service Provider
IHBC - South East Region Committee

duncan@listedbuildingsurveys.co.uk
www.listedbuildingsurveys.co.uk
07711 680812

Date of Report 2nd March 2021

Listed Building Surveys Ltd
4 Bridger Way
Crowborough
East Sussex
TN6 2XE