



**DESIGN, ACCESS AND HERITAGE STATEMENT ACCOMPANYING APPLICATION
FOR LISTED BUILDING CONSENT**

FOR

PURBROOK HOUSE, LONDON ROAD, PURBROOK, WATERLOOVILLE, HAMPSHIRE, PO7 5JY



PREPARED BY

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NOTE: Revision to the document have been highlighted in [blue](#).

1.0 INTRODUCTION AND BACKGROUND

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- 1.1 DHP (UK) LLP have been commissioned by Highdorn Co Limited to undertake a heritage statement covering the proposed internal and external alterations to Purbrook House, London Road, Purbrook, as supporting documentation for a Listed Building Consent application.
- 1.2 The application site is located on the Western side of London Road at the entrance to Purbrook Gardens, National Grid Reference: SU 67323 08162. It is predominantly bound by adjacent residential development space to the north, south and west of the site (Figure 1).



Figure 1: Purbrook House Location Plan (Ordnance Survey, 2018)

- 1.3 The site comprises an early c. 19th century three storey square house and cellar with lower extensions at the rear and north side. For the purposes of this Heritage Statement the lower extension to the rear (west) does not form part of the Listed Building application due to being in separate ownership. The property is Grade II listed. Also within the curtilage to the rear of the main property is a single storey brick built garage block consisting of 5no garages. Vehicular access is gained via Purbrook Gardens.
- 1.4 The existing 19th Century building and lower northern extension are yellow brick built with Flemish bond with the exception of the south elevation which is presumed to be clad with yellow mathematical tiles and pointed to match the remaining façade. The property consists of mixed usage with commercial office space on the ground floor and 4no residential flats to the upper stories, with 1no further flat in the northern single storey extension.

- 1.5 The proposed works relate to the external refurbishment and internal installation of new fire detection, emergency lighting and replacement flat entrance doors. The property is currently vacant other than one resident (long leaseholder) in Flat 6.
- 1.6 The proposed works have been specified in light of a S.215 Notice issued by the Local Authority on the property. The aim of the proposals are to return the exterior of the building to a satisfactory condition therefore preserving the building fabric whilst upgrading the thermal properties, fire compartmentation and emergency escape lighting within the property. A full schedule of works has been prepared in accordance with client requirements. The specification reference SB/CB/5750 dated January 2018. Funding has been approved by the Board of Directors and a contractor has been appointed pending Listed Building Consent.
- 1.7 The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out that, in considering whether to grant planning permission for development which affects a listed building or its setting, or listed building consent for any works, the Local Planning Authority or the Secretary of State shall have special regard to the desirability of preserving;
- The building itself, or
 - Its setting, or
 - Any features of special architectural or historic interest which it possess.
- 1.8 This report aims to identify the nature of the heritage resource within the site and assess the likely scale of impact upon such a resource from the proposed alterations in order for the Local Planning Authority to comprehensively assess the application.

2.0 BASELINE EVIDENCE

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2.1 The application site itself is not in a conservation area.

2.2 Purbrook House was officially added to the Secretary of States list of buildings of special architectural or historic interest on the 26th May 1976 and was designated Grade II listed building status.

2.3 The list entry for the building reads:

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. .

Location

Name: Purbrook House, 33, London Road

List entry Number: 1154983

County: Hampshire.

District: Havant.

District Type: District Authority.

Grade: II.

Date first listed: 26-May-1976.

Summary

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 Purbrook 26.5.76 3/1 No. 33 (Purbrook House) II

House (flats and office). Early C19. Yellow brick walls in Flemish bond, tile roof, parapet with stone coping and brick dentilled band, rubbed cambered arches, rusticated quoins, stone cills, plinth. Square block of 3 storeys and cellar, with lower extensions at the rear and north side. Symmetrical front (east) of 3 windows. Sashes in reveals (2nd floor original), ground floor north side has 3 light sash with frame of cornice, frieze and pilasters. Oval porch of 2 detached columns, each forward of 2 attached ½ columns, double ½-glazed doors, on 2 stone steps. The symmetrical south elevation is similar, with fluted columns to an oval porch, above a flight of steps with flanking wrought-iron rails; to the west side is a single storeyed wing, with symmetrical treatment of 3 bays, with panels above arched openings (including a central doorway). The other elevations are plain.

Listing NGR: SU6727207932

Legacy

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

Legacy System number: 135423

Legacy System: LBS

Legal

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

END OF OFFICIAL LISTING

3.0 HERITAGE APPRAISAL & DESIGN CONSIDERATIONS

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3.1 Description of buildings architectural features

The listing schedule pays particular interest to the external construction of the main building and its ancillary single storey extensions. Among the important features of the main building includes a yellow brick façade, parapet with stone coping and brick dentilled band, rubbed cambered arches, rusticated quoins, stone cills, plinth, sash windows, oval porches with fluted columns, external flight of steps and flanking wrought-iron rails.

It is apparent from the listing that the building was not inspected internally and no internal features of special interest have been included within Historic England's listing. It is also evident that some of the original features have been concealed, altered or replaced from past developments. There is also no reference within the listing description of the garage block to the rear (west) of the building.

Photographic records have been included in Appendix A, for reference.

3.2 Proposed Work

The brief has been considered and a number of options analysed to provide the most low impact solution, retaining all existing materials and features where possible and minimising strip out works as far as reasonably practicable. This section is to be read in conjunction with Appendix B, previously distributed via email to Mrs J. Hill and Mr P. Fellows on 26 September 2018.

The main objective of the works is to put the exterior of the property back in a satisfactory condition whilst upgrading the thermal properties, fire compartmentation and emergency escape lighting within the property. The site will remain accessible for residents and visitors whilst the works are undertaken.

The proposed external alterations requiring consent consist of the following (*please note: all of the following works have been specified on a worst case scenario. Once safe access/further investigations can be undertaken, if repairs can be sought in lieu of replacement they will be investigated in the first instance*):

1. Major repointing and rendering works. It is not anticipated any major repointing or rendering will be required but once safe access is erected this will be reviewed accordingly along with an appropriate specification given the existing material. Test areas will be carried out in inconspicuous areas for approval prior to any works proceeding.
2. Flat roofing works – replacement of roof covering to single storey northern side extension, main roof overlay, and main roof box gutter. All to be replaced with built up bituminous felt roof. Box gutter and extension roofs to be thermally upgraded

to comply with Part L of the Building Regulations. If the existing box gutter and main roof coverings are deemed to be in satisfactory condition these works will not proceed. Please note contrary to the specification there will be no removal of lead detailing for an inferior or different product. Once access can be gained if an inferior product has been specified for replacement, the specification will be reviewed accordingly in line with client requirements.

3. Replacement of the external column to the south elevation. As shown in photograph 9 in Appendix A the column to the entrance canopy on the south elevation is in a very decayed condition. It is anticipated that much of the decorative timber casing is decayed beyond repair therefore a replacement on a like for like basis has been specified. If a repair can be sought in lieu of replacing the original timber then this option will be investigated thoroughly.
4. As you will note the specification calls for replacement if a repair is not achievable. Please note that only repair works will be carried out on the external doors and as such do not form part of the Listed Building Application.
5. With regard to external windows as you will note the specification calls for repairs in the first instance with replacement as a worst case scenario. As per item 4 above, only repairs will be carried forward and replacement does not form part of the Listed Building Application. There are however a number of broken panes of glass caused by vandals that are missing or unrepairable and as such we have specified for safety glazing of the same thickness as existing (single pane with heritage putty) to be installed to make the building weathertight. This is also to be considered as a repair.
6. North Elevation Flat 4 window lintel replacement. As shown in photograph 19 in Appendix A the existing concrete lintel is bowed and failing. A replacement pre-cast concrete lintel on a like for like basis is proposed.
7. Asbestos downpipe & uPVC guttering to West elevation. The existing asbestos downpipe and hopper on the North West corner of the main building is in a degraded and friable condition. The base of the downpipe has previously been replaced for uPVC. The hopper and downpipe to the South West corner of the building has also been replaced for uPVC. It has therefore been proposed the asbestos is replaced for uPVC to match all surrounding rainwater goods. If this is a contentious item the specification can be reviewed with our client.
8. Garage roof replacement. As shown in photograph 18 in Appendix A, the existing asbestos cement garage is in a very poor and degrading condition. The roof is to be replaced on a like for like basis with corrugated cement sheets. Existing timber purlins will be retained where possible. Ubiflex flashings have been specified as there doesn't appear to be any existing lead flashings. If on closer inspection lead flashings are found this specification can be reviewed.

The proposed internal alterations requiring consent consist of the following:

9. Internal flat doors & side panel replacement. As identified in photographs 31- 34 the existing flat entrance doors and side screens are not fire rated. Furthermore it

is presumed these doors and screens are not original to the property and thus have minimal historic and architectural value. The specification includes to strip all existing ironmongery from the existing doors and set aside for reuse. To comply with current fire door legislation it is likely that replacement hinges and closer will be required along with intumescent letter boxes. The specification includes for replacement solid core 44mm flush face paint grade fire doors with associated frames. The side screens are to consist of timber studwork faced with 30 minute fire resisting plasterboard that will be skim coated and decorated. The partition specification is lightweight and reversible.

10. Fire detection and emergency lighting systems. The internal electrical elements will be configured in such a way as to avoid destructive opening up of the existing fabric by way of installing surface mounted conduit. The proposed fire detection specification includes for a remote system to avoid significant surface mounted cabling.
11. Georgian wire glazing to stairwell. The current specification calls for the glazing to be replaced. Upon consultation a protective film will be sought to upgrade the glazing's fire performance in lieu of replacing the glazing.

4.0 CONCLUSIONS

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The proposed alterations primarily relate to the internal areas of the main building and will therefore not affect the external appearance of the listed structure or have a detrimental effect on its character or setting in the surrounding area.

The objective of the works is to provide an enhanced fire resisting structure with improved emergency lighting and thermal properties in line with current standards. This is consistent to one of the NPPF's core principles; 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'.

Every effort will be made to preserve features of special interest internally and externally as well as salvage and reuse materials where possible.

Furthermore a collaborative approach will be adopted between designers and the Conservation Officer which will be observed throughout the proposed construction works.

5.0 BIBLIOGRAPHY

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Historic England 2018, List Entry: Purbrook House, 33, London Road;
<https://historicengland.org.uk/listing/the-list/list-entry/1154983>

Ministry of Housing, Communities & Local Government 2012, National Planning Policy Framework;
<https://www.gov.uk/guidance/national-planning-policy-framework/12-conserving-and-enhancing-the-historic-environment>

APPENDIX A
PHOTOGRAPHIC RECORDS



Photograph 1 - Front (East) Elevation



Photograph 2 - Front (East) Elevation



Photograph 3 - Front (East) Elevation Sash Window



Photograph 4 - Single Storey Northern Extension (Flat 4)



Photograph 5 - Flat 4 Entrance Door



Photograph 6 - South Elevation



Photograph 7 - South Elevation Entrance



Photograph 8 - South Elevation Entrance Porch



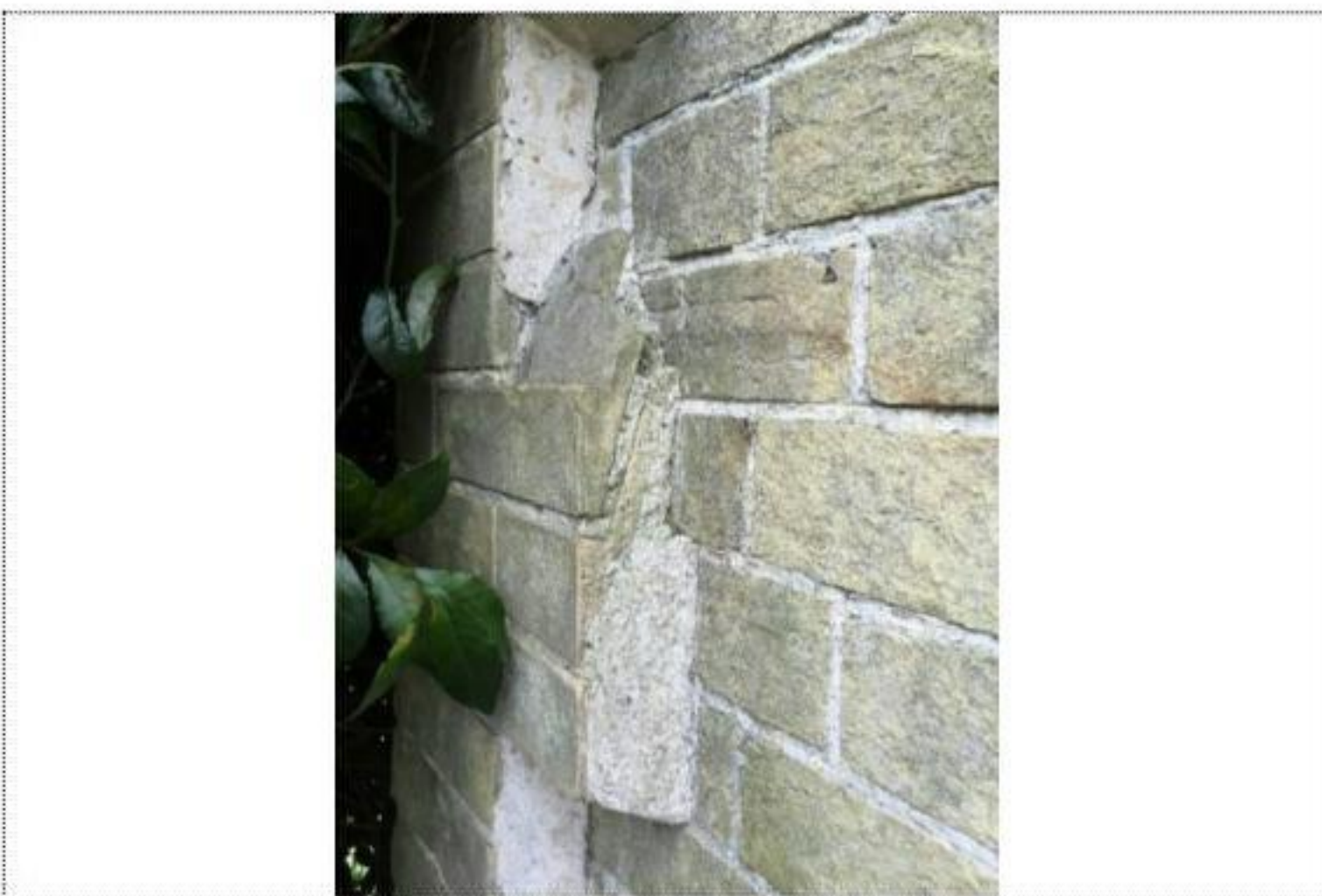
Photograph 9 - South Elevation Decayed Column



Photograph 10 - South Elevation Railing



Photograph 11 - South Elevation Canopy Soffit



Photograph 12 - South Elevation Mathematical Tile Quoin



Photograph 13 - South and West Elevations



Photograph 14 - West Elevation – Rear of Garage Block



Photograph 15 - North Elevation of Garage Block



Photograph 16 - Garage Block



Photograph 17 - Garage Block



Photograph 18 - Garage Block Roof



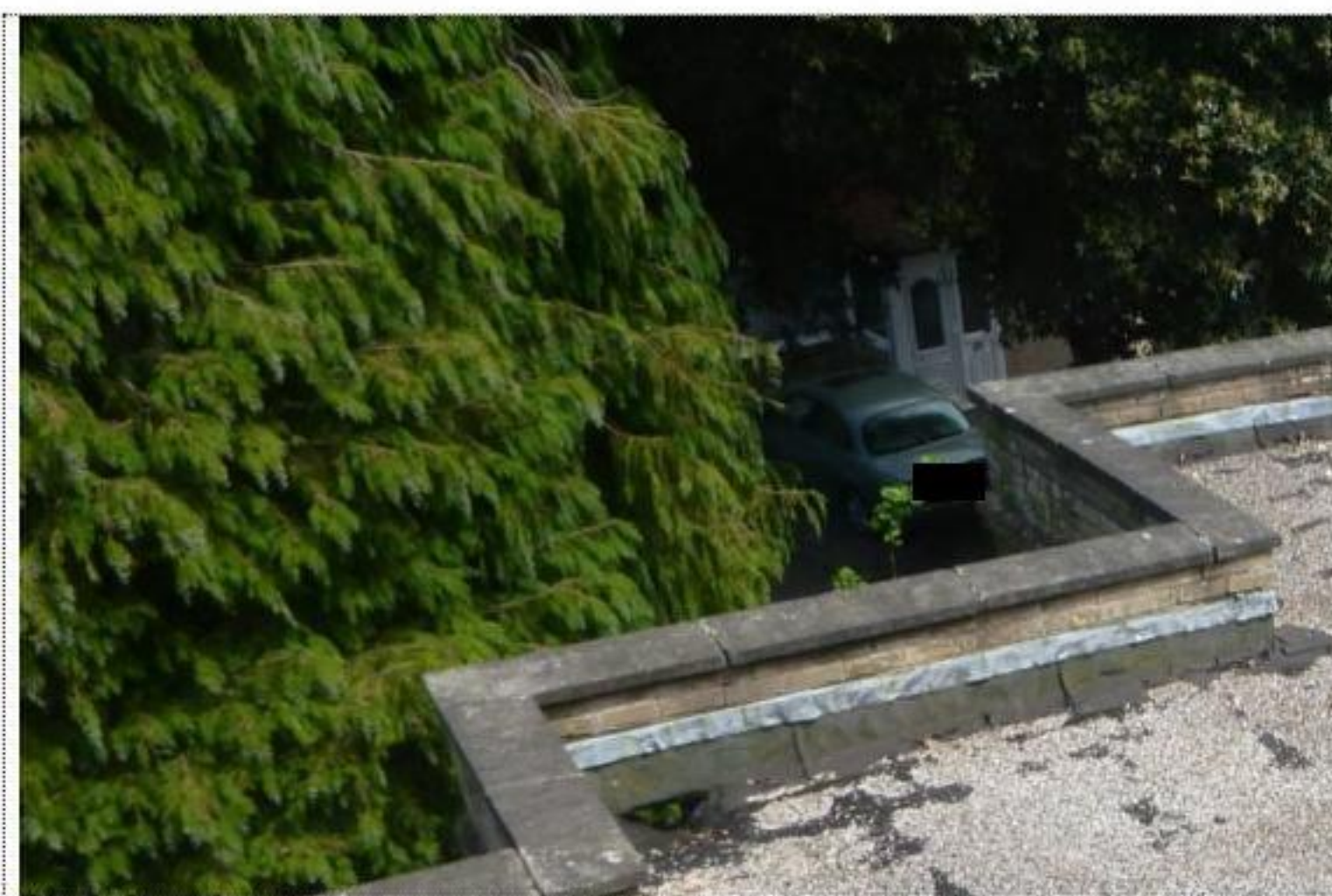
Photograph 19 - North Elevation of Single Storey Extension



Photograph 20 - Single Storey Extension Kitchen Window and Exposed Lintel



Photograph 21 – Single Storey Extension Flat Roof



Photograph 22 – Single Storey Extension Flat Roof Upstands



Photograph 23 – Single Storey Extension Flat Roof



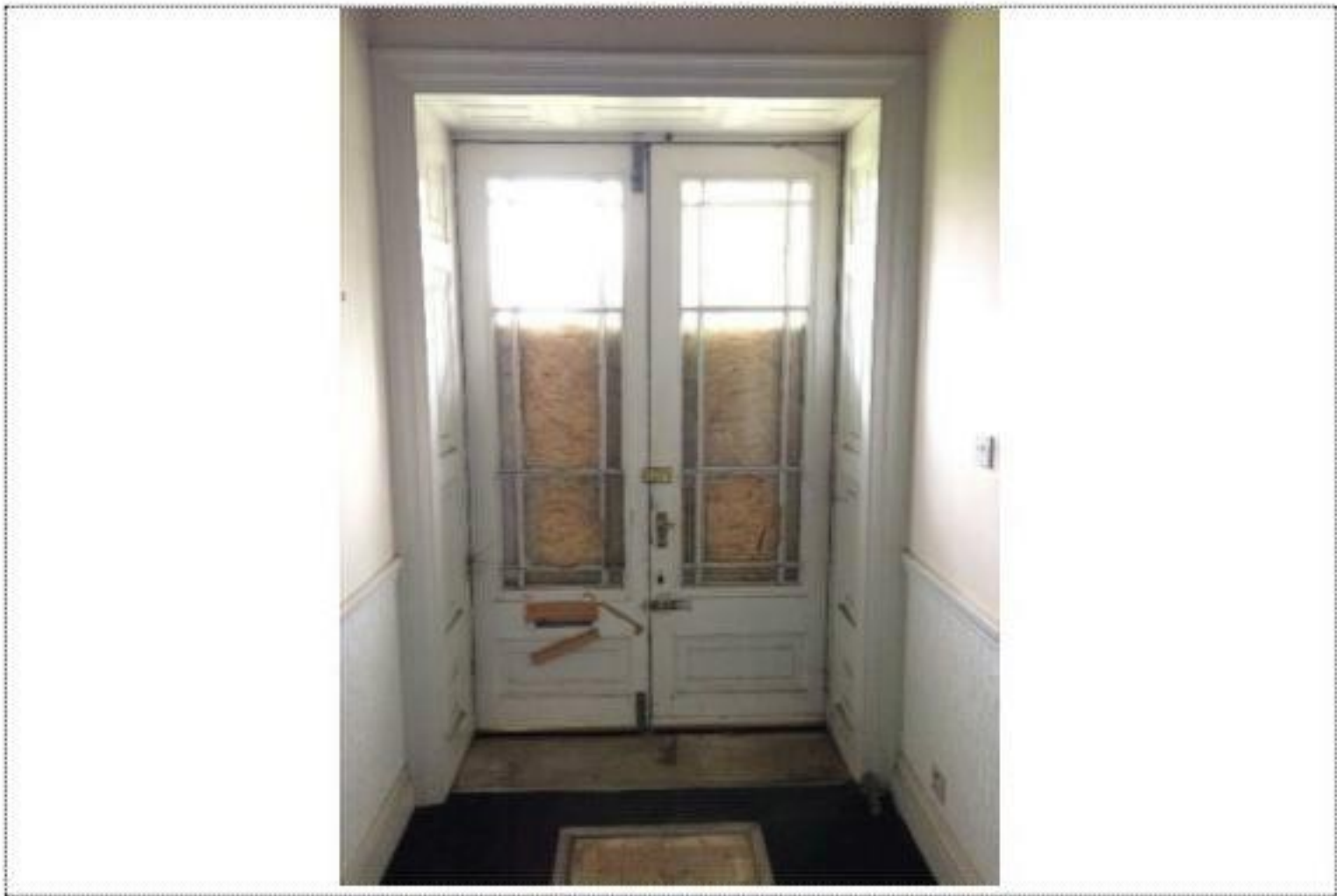
Photograph 24 – Single Storey Extension Flat Roof



Photograph 25 – Single Storey Extension Flat Roof Upstands



Photograph 26 – Single Storey Extension Flat Roof



Photograph 27 – East Elevation Entrance Doors Internally



Photograph 28 – East Elevation Ground Floor Window Internally



Photograph 29 – Georgian Wire Stairwell Glazing



Photograph 30 – Georgian Wire Stairwell Glazing



Photograph 31 - Flat 5 Entrance Door and Screen



Photograph 32 - Flat 6 Entrance Door and Screen



Photograph 33 - Flat 7 Entrance Door



Photograph 34 - Flat 8 Entrance Door