

The Edward Gardens Owners' Association

Chairperson: Stephen Kerslake
Vice Chair: Alethea Copland
Secretary: Dr Martin Haynes
Treasurer: Karen Coombs

Pilgrims
Edward Gardens
Old Bedhampton
HAVANT
Hampshire
PO9 3JJ



Our Ref: HBC\Planning\RA_v1.0

Your Ref: APP/17/00224

Date: 3rd April 2017

Mr D Eaves
Planning Officer
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Dear Mr Eaves,

APP/17/00224 - Listed Building Consent for the construction of a four bedroom detached dwelling and detached triple garage and access from Edward Gardens, with associated soft and hard landscaping. The Manor, Edward Gardens, Havant, PO9 3JJ

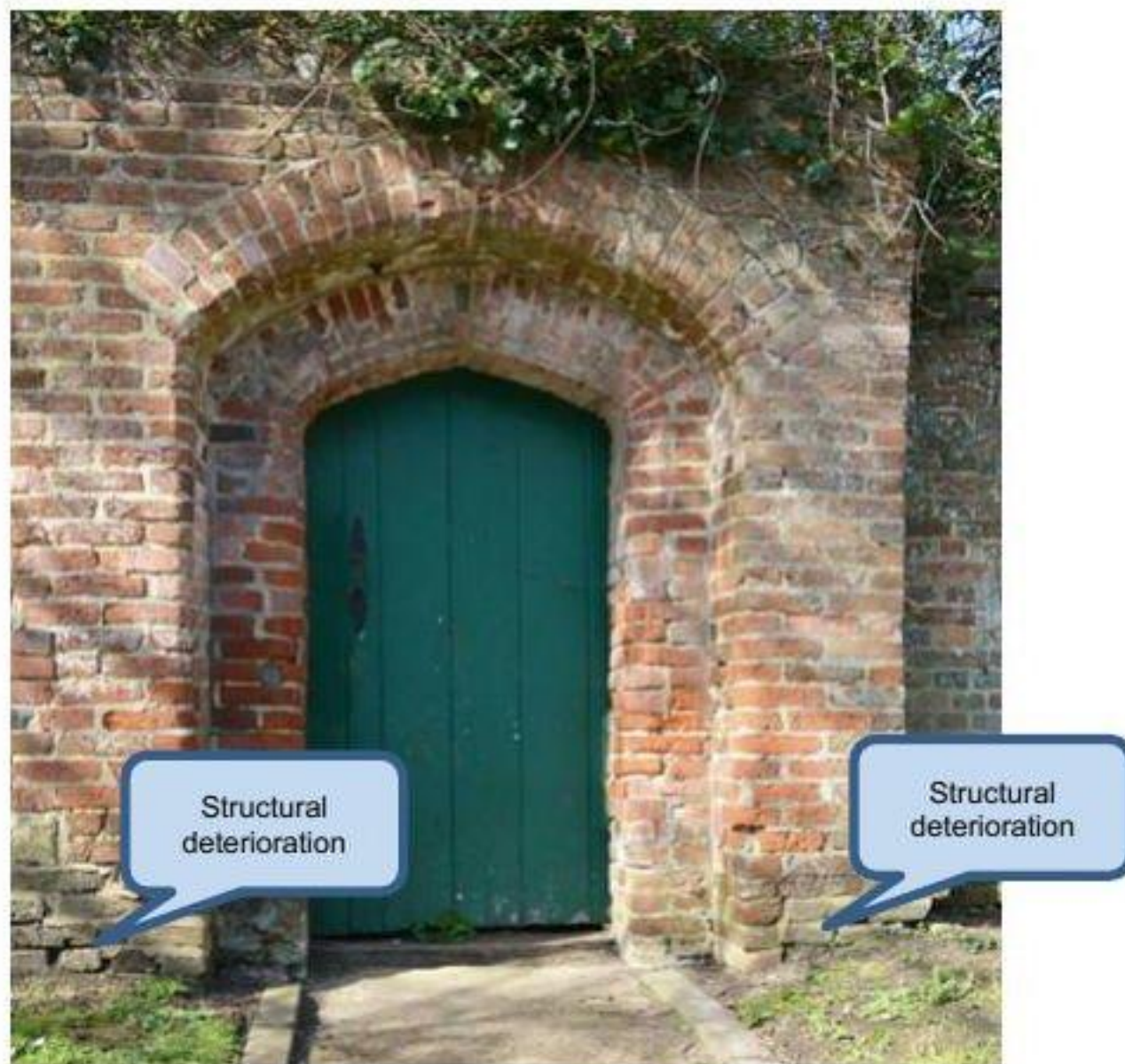
The submitted plans supporting the application filed under APP/17/0224 that is seeking listed building consent refer to the external east facing walls of the proposed dwelling being placed at 1.8 metres from the Tudor Wall. I note the foundations of the proposed dwelling will be established using a piling method thus avoiding the customary trench excavations near to the Tudor Wall that is a listed heritage asset (NGR SU7022406381).

The Heritage Statement submitted by Mr John Pike MRTPI HBC Chartered Town Planner and Heritage Consultant dated March 2017 references the Tudor Wall as "The older sixteenth century brick wall still exist[s] to the eastern boundary, including a Tudor arched entrance." This Heritage Statement also asserts "The sixteenth century boundary wall and Tudor arched entrance would be retained and repaired where necessary."

Can you please advise if any formal risk assessment has been carried out? The risk posed to potentially damaging this heritage asset that even piling may inflict upon the Tudor Wall and arched entrance is unquantified, let alone identified. Despite the assertion included in the Heritage Statement that the "sixteenth century boundary wall and Tudor arched entrance would be retained and repaired where necessary" what is the level of risk to this heritage asset? I recommend the risk factors take account of:

- Sourcing and replacing bricks of the same size (imperial) and style to match the existing. Given these bricks were hand crafted and kilned using sixteenth century techniques, I suggest a pallet of "commons" obtained from the local builders merchants would never be passed by the HBC Building Inspector;
- Accidental major damage will inevitably incur considerable expense and specialist monitoring to ensure plausible restoration;
- Identifying satisfactory precautions to protect the Tudor Wall and entrance before any excavations are permitted;

- Vibrations from a piling hammer should be calculated to forecast, through analysis, what is the likely impact of fracturing the original Tudor slate/brick foundations fabric. Traffic past this Tudor Wall on the Pavilion side is restricted by the Bidbury Mead height bar. Only light cars and vans are permitted to access the Bedhampton Bowls Club and tennis courts. Even HBC's Massey Ferguson grass mowing tractor deliberately detours via the playing fields and keeps well clear of the Tudor Wall!
- The arched entrance needing urgent repair. This became apparent when making preparations for the Mayor's visit to The Manor to open the final Coffee Morning in support of The Charitable Trust. This was several years ago and a recommendation was made at that time not to attempt to open the gate owing to severe degradation;



The arched entrance depicting structural deterioration.



Access permits only light vehicular traffic

The buttress piers supporting the Tudor Wall at the southern end may also be impacted by the intended piling of the new dwelling's foundations. Consideration must also be afforded to the resonance caused by



any piling activity that may fracture these critical support features. The piers are primarily supporting the bottom section of the Tudor Wall and span both Tall Trees and The Manor rear gardens. Any piling activity within the rear garden of The Manor will inherently resonate along its entire length.

Heavy plant movements, such as excavators, pile drivers, Grab Lorries, among others will certainly create pressure and vibration within the vicinity of the Tudor Wall and arched entrance. This should also feature as a risk factor and include an assertion relating to the monitoring that will be in place to

assess immediate damage that may occur to the fabric of this wall.

If HBC Building Control does not consider a risk assessment is appropriate, could assurances be given to the Edward Gardens Owners Association (EGOA) that:

- Damage will not be incurred to this heritage asset during the entire building process?
- Despite such assurance being made and any damage is sustained, what procedures will the Building Controller instruct to ensure a plausible restoration is implemented?

I would be grateful if you can pass this request to the relevant HBC Building Controller for a response.

Yours faithfully

Stephen Kerslake
Chair
EGOA