

GREYWELL HOUSE

**Station Hill,
Bursledon**



**Proposed Garage and
rebuilding of boundary
wall**

HERITAGE STATEMENT

June 2022

Michael Ricketts Associates

**Greywell House, Station Hill,
Bursledon SO31 8DL
Proposed New Garage and
rebuilding of boundary wall:**

Heritage Statement – June 2022

1. Introduction

1.1 Greywell House, dating from the 18th Century is positioned on the highest point on the hill to the west side of the Hamble River at the east end of the Old Bursledon High Street. The house is statutorily listed Grade II and occupies a frontage site, which was originally part of a park land to the west. It is situated within the Old Bursledon Conservation Area.

1.2 The house was sold last year to new owners Mr and Mrs K. Ellis who have recently been able to start this year on much needed renovation works to the property following the granting of listed building consent on 21 February 2022 by the Borough Council for a first stage of works (ref: L/21/92151). These includes internal alterations, a new rear porch, replacing a flat roof at the rear to a pitched roof, demolition of some minor outbuildings, and minor external works and a new vehicular entrance at the north end.

1.3 Following an informal consultation with the Borough Council's Conservation Architect, this application as Phase 2 is for a new garage at the rear of the house, adjacent to an existing outbuilding and side yard. Included in this application is a proposal to rebuild the misaligned and now dangerous boundary wall fronting Station Hill. The latter has been the subject of an inspection by the Building Control Office concerning public safety and a section of the wall has been cordoned off by the Highway Authority. Following informal agreement with the Borough Council and as a temporary measure, part of the wall has been lowered in height for public safety (as set out in a letter of 20 January 2022 ref: MBR/21.0195). This application is now submitted in order to formalise the repair and rebuilding necessary to make the boundary fronting to the highway safe.

1.4 This heritage statement should be read together with any Design and Access Statement submitted by the applicant's main agent ADP Architects in support for the proposed garage and the rebuilding of the boundary wall, as presented on any drawings and documentation, including any structural assessment as provided by KBS Structural Engineering Ltd and other consultants on behalf of the clients Mr and Mrs Ellis.

2. Planning and Heritage Policy

2.1 The following policy matters are relevant to any considerations concerning the building and its setting in relation to the Old Bursledon Conservation Area (Appraisal and Management Proposals, Adopted 2012), including the Eastleigh Borough Local Plan 2001 02011, Saved Policies and developing Draft Local Plan. National policy will be guided by the 1990 Act and the National Planning Policy Framework (NPPF – updated 2021).

3. Building Description and Context

3.1 Greywell House, formerly known as 'Greywell' is an imposing 18th Century brick building located at the top of Station Hill, fronting the wide junction with the High Street and Lands End Road. Formerly a public house, the front comprises of two storeys, constructed in blue headers and red dressings, under a tile roof, hipped on the south west end and a gable at the northeast end. Later 19th Century additions form a double-pile roof behind and with a rear wind at the south west. The roof has four sets of 'Tudoresque' chimney stacks. The windows on the street elevation have cambered arches with keystones and casement windows.

3.2 The original entrance to the building is on the west side via a gated entry to a paved driveway with a pair of brick piers, with projecting bands and each with a stone capping and ball. This west elevation

is tile hung and a central panelled door with an ornate stone surround.



Gate piers and existing entry at the south end



Outbuilding wood store and single garage

The building is slightly set back from the highway with a low wall across the frontage. This connects to a small service gate at the east end and then to a high brick boundary wall, which extends northwards along Station Hill past four mature trees for about 40 metres in length.



New position of approved vehicle entrance

3.3 The later builds at the rear have neat, but simple brick gabled elevations. The paved driveway leads to a gravelled area at the back, with a small outbuilding (part-open and part single garage) set back from a main parking area on the north east side.



Rear elevation and gravelled back yard

3.4 This wall consists of two leaves of brickwork in a Flemish garden wall bond, averaging 1.8 metre high capped by a soldier course (although a short section adjacent to the north end of the house has a bullnose capping). Cement mortar has been used in the construction and it would appear to be about 40 years old. It is partly a retaining wall and is under severe pressure, being displaced laterally out of plumb due to the higher ground level behind and particularly where the four mature trees at spacing of about 11 to 16 metres along the length. As previously mentioned, the wall has been assessed earlier this year and with approval of the Borough Council and in consultation with the Building Control Service, part of the wall at the north end has been reduced in height in order to reduce the danger of collapse onto the public highway. For the present, the wall has continued to be monitored awaiting such time that an approved rebuilding can be undertaken. Behind the wall, open lawns stretch to the west to the boundary with the former parkland. On the west side of the house, there is a well-cared for, enclosed formal garden.



Severe leaning at the north end of the wall



North wing and adjacent parking area

Assessment

3.5 The setting of Greywell is impressive in the street scene the house, together with its side gated entry at the south end and its adjoining polite garden. The high position at the front, even from road level, allows a view across the Hamble and to the east. The rear of the building and the north side displays a more simple style, reflecting its servicing role. An initial survey of the building has identified some defects with the roof tiles, a combination of failures and slippage. Besides A number of defects to the house identified in the original survey are now presently being addressed under the listed building consent, including the outbuilding at the rear.

3.5 The outbuilding faces a 'back yard' which runs along the north side of the house. This yard will now be accessed via the new approved gated entrance in the boundary wall at the north end of the house. This has the major advantage of removing vehicles traversing the attractive pavement on the south side of the house to gain access to the rear of the house and this side yard. To the side of the outbuilding (which is limited in its use) is therefore an obvious location for any new garage.

3.6 The parlous state of the boundary wall now requires urgent attention and is also the subject of this second application.



The existing approach to the parking area

4. Significance

4.1 There are certain primary aspects to each listed building which are essential to defining its character and must be safeguarded in any proposed works. In the case of Greywell House the following may be described as significant:-

- 1) The overall form, scale and style of the original building as it evolved from the original 18th core, including the 19th Century additions, such as chimneys etc as it became a house;
- 2) The use of traditional materials – local stock brickwork and plain clay tiles, together with casement windows and related details;
- 3) The brick gate piers on the south end of the building and the paved driveway;

4) The high boundary wall fronting Station Hill, which contains the open private garden behind with its mature trees and parkland beyond.

5) The later interior panelling to the main rooms on the ground floor together with the main staircase.

5. The Design Approach

5.1 General: As described above the Phase 1 works are now underway on site, including the essential repairs to the main roof and the collapsing roof of the outbuilding and any alterations to the rear service areas and the interior as approved. The approved new entrance is to be formed at the northend of the house in the boundary wall to allow direct access to the yard and parking area and therefore remove vehicular traffic from the existing gated entry and pavement approach on the south side. This application comprises two elements - a new garage and the rebuilding of the dangerous boundary wall.

5.2 The Garage Design: The proposal is for a three-bay garage to be positioned on the north side adjacent on the north side of the outbuilding at the rear of the yard (see Architect's drawings):- The following are its main features:-

- A three-bay garage, one and half storeys of a traditional design with a tiled pitched roof;
- Materials will be hand-made plain clay tiles for the roof, stock brick or traditional render for walls;
- Components should be traditional elements such as the use of flush-fitting steel rooflights (e.g. The Rooflight Company or similar), traditional individual timber-boarded garage doors.

5.3 The Boundary Wall: The proposal is to rebuild this wall, due mainly to the fact that it is relatively recent in its construction with its cement mortar and the impact of the four mature trees spaced along its length. A detailed structural assessment

has been carried out by a consulting engineer KBS Structural Engineering and recommended rebuilding. It was also recommended that the four trees affecting the wall be removed as they not only put lateral stress on the wall, but also affect its alignment. An earlier application submitted for removal of two of the trees (ref; T/21/92159) was refused, due partly to the lack of structural report. Thus, any design for rebuilding must either take into account the need to accommodate the position of the trees with their continuing effect and implications for the wall's alignment, or removal of the trees. An engineer's report is to be submitted along with this proposal (see Architect's drawings and details).



Mature tree abutting the wall

Justification

5.4 Greywell House has reached a time in its existence, when it is now due a level of investment to tackle much needed repairs and improvements to the house and also to resolve the 'historic issue' of the potentially dangerous front boundary wall. The new owners now provide the opportunity for the necessary funds and commitment to carry out these measures and therefore safeguard this important building's future.

5.5 This particular application is to provide a secure garage and store for the owner's cars and maintenance of the grounds. The existing outbuilding, which is to be refurbished has limited capacity as a garage. A new traditional garage alongside it at the rear of the house should have a minimal impact upon the setting.

5.6 The proposal for the re-building of the boundary wall is intended to follow the same alignment, but with specific requirements to accommodate the adjacent trees as necessary (or otherwise) in agreement with the Local Planning Authority (see Architect's drawings and accompanying Engineer's documentation).

6. Summary

6.1 Greywell House is a notable 18th Century brick building, located within the core of the conservation area. It occupies a prominent position at the top of Station Hill. It is a substantial property and now requires some serious investment. The new owners Mr and Mrs Ellis are now addressing these approved matters, whilst respecting the character of the building and its setting and make it their home.

6.2 The alterations to the building and the grounds, including the new vehicle entrance are being built to the highest standards and in a style and scale befitting to both to complement the house and its setting. The proposed garage will follow this level of quality and should have no discernible harm to the historic setting. The proposal for the rebuilding of the boundary wall is a major piece of necessary works and it is hoped that the Local Planning Authority will support the application.

7. List Description

Statutory Address: GREYWELL

Grade: II

Listing Entry Number: 1322675

Date first Listed: 05-Dec-1955

County: Hampshire

District: Eastleigh (District Authority)

Parish: Bursledon

National Grid Reference: SU 48883 09492

Details

1. 5230 BURSLEDON STATION ROAD Greywell SU 40 NE 8/54 5.12.55
2. C18, 2 storeys, 3 windows. Red tile roof over L-shaped block with gables, and hip on corner; later 'Tudor chimneys'. Walling in blue header brickwork, with cambered arches (with keystones). Side elevation of 4 windows and doorway. Casements. Gate piers in brick with stone top and ball, plinth and 2 intermediate projecting bands.

Listing NGR: SU4891709570

Legacy System number: 354919

Legacy System: LBS

Associated records

Eastleigh Borough Local Plan 2001-2011, Saved Policies;
Old Bursledon Conservation Area (Appraisal and Management Proposals, Adopted 2012;
National Planning Policy Framework 2021;
The Town and Country (Listed Buildings & Conservation Areas) Planning Act 1990;
Hampshire Records Office;
Ordnance Survey.

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