

HERITAGE STATEMENT
Incorporating Design & Access Statement
Relating to
Extension and replacement outbuilding
at
Weymouth House, 148 Church Rd, Eastleigh
November 2022

INTRODUCTION

This Heritage Statement covers the proposed extension and associated internal and external alterations to the property, the replacement of the porch, and the rebuilding and new use of an outbuilding.

HISTORY

The building was listed grade II in 1983 and the very limited listing description is as follows:

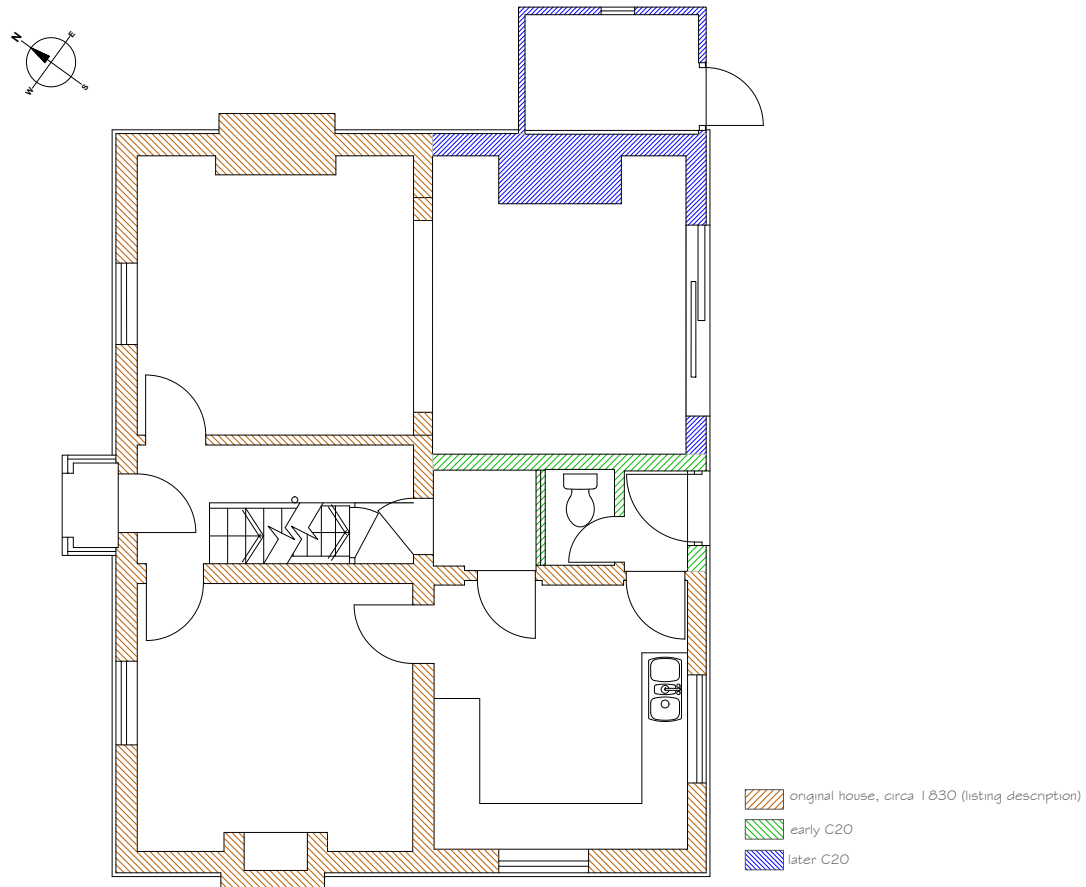
Circa 1830. Two storeys, 3 windows. Red tile-hipped roof, walling in brickwork, blue headers red dressings; eaves plain band, rubbed flat arches, quoins. Sashes in reveals. Later 'trellis' porch.

There are no records of either Weymouth House or 148 Church Road on the HER, and the only history gleaned by the owners has been verbal.

The present owners purchased the property in 2021 and their research suggests the house was originally L-shaped, with a single storey extension added in perhaps the early C20, and then a two storey extension added later in the C20 to create the square footprint seen today. This historic development is shown on the plan on the next page.

The roof arrangement then included a valley gutter between the original and C20 roofs, discharging to the NE elevation. However, at some stage during the previous ownership the valley was replaced with the current flat roof and continuous NE roof slope, the chimney stacks were removed, and the 'red tiles' of the 1983 listing description replaced.

The house has a good quality brick frontage as described in the listing, but the other walls have been covered with natural slates. This is understood to have been undertaken by the immediate previous owners to protect the softer bricks of the lesser elevations, but the slates also serve to disguise past alterations, some of which appear not to have been sensitively executed. They are clearly second-hand slates.



The trellis porch described in the listing is shown in the photograph below left, and has been replaced by the present inappropriate and poor-quality flat roofed timber porch, shown below right.



Fortunately the original front elevation sash windows remain, some with original glass, and the brick detailing around the window openings is in good condition and original.

Inside, the house was ‘modernised’ during the previous ownership, as a result of which all the period fireplaces were removed. A newel post supports the trimmed floor opening for the staircase, but does not co-ordinate with the staircase in the traditional way, suggesting the stair has either been repositioned or replaced. A partition has been removed to create a larger reception room on the east side of the hallway.

In 1986, three years after listing, LBC was granted for “alterations to windows” but the associated documents are not available on line, so the scope of approved work is unclear. However, by inspection it is clear that the south first floor bathroom window opening, and the south and west kitchen window openings have been altered, and new windows fitted. The back door opening relates to the first of the C20 extensions, and the large patio door opening in the later C20 extension appears also to be an alteration. These latter openings are fitted with modern aluminium double glazed doors. The first floor south sash windows are very obvious modern replacements and do not follow historic detailing.



The slate hanging conceals the execution of the alterations to the openings, but where slates are missing it is clear that the work was not sensitively executed – see bathroom window, right.

There are no other LBC approvals covering internal works, and it is unclear when the internal works were carried out.

In the rear garden sits a simple wooden building with slate roof and vertical timber board cladding. A building is shown here on old maps, and anecdotal evidence suggests it was once a cart shed. However, it has fallen into disrepair and been subject to inappropriate repairs. Today it is in very poor structural condition, and little original structure remains. A separate report has been prepared regarding its condition and is included in this application.

The property sits within a large garden, set back from Church Road, and is located outside the Bishopstoke Conservation Area.

SIGNIFICANCE

As stated in the NPPF, the value or significance of a heritage asset may be derived from archaeological, architectural, artistic or historic interest. In the case of Weymouth House, no evidence has been found of anything other than the remaining architectural interest, principally the front elevation, as an example of a building of its original era. Internal and external alterations, some apparently with consent, have eroded the significance over time.

PROPOSALS

It is proposed to build a single storey rear extension to provide a larger kitchen and dining area. There will be associated internal alterations, generally affecting the later changes to the

property rather than the original building fabric. On the west elevation the already altered window openings will be further adjusted to create a new side entrance, and side windows to bring additional light into the existing spaces. A further window will be added on the east elevation to bring light into the existing reception room.

The inappropriate porch on the front elevation is to be removed and replaced with as close a copy as possible of the original trellis porch referred to in the listing, and shown in the only known photograph, on page 2. This will be purpose-made and detailed drawings can be provided under condition.

The applicants wish to bring the outbuilding into use but its condition preclude this as it is beyond structural repair. It is therefore proposed to construct a new building of the same size and footprint and to clad it with the same vertical sawn lapped boards and natural slate roof as the current building. The door and window arrangement is to be broadly similar.

IMPACT ON SIGNIFICANCE

The rear elevation of the property has been much altered over the building's history, including window and door opening alterations which may have had consent. The proposed extension requires minimal alteration to the ground floor external wall only, and the building fabric concerned dates from the C20 and is not original.

The internal alterations do not alter the original L-shaped arrangement and the building in its original form can still be read. Two door openings in the west wall of the existing kitchen are to be infilled and a new opening formed. However, these opening are not fundamental to the value and significance of the heritage asset so their removal cannot be regarded as harmful.

The design has been the subject of a pre-application submission and accords with the suggested arrangement. No negative comments were made regarding the internal alterations and, as the property's remaining historic value derives from the front elevation, the original building footprint, and remaining historic windows, this proposal has no impact on significance.

The current inappropriate porch is detrimental to the appearance of the front elevation from which most of the significance is derived. The reinstatement of the earlier porch, based on available evidence, is therefore entirely positive.

The outbuilding's existence and location form part of the history of the property but alterations and repairs – followed by prolonged disrepair – under previous ownerships have radically reduced any contribution it might have made to the significance of the house itself. As such therefore its replacement with a new structure of closely similar appearance will have no negative impact on the setting or appearance of the heritage asset.

DESIGN & ACCESS STATEMENT

None of the matters required to be covered by a D&A statement are relevant to this application. Design issues are described above.

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APPENDIX – PHOTOGRAPHS



Front and side (west) elevations



Rear elevation



west elevation kitchen window



Front (left) and rear (right) sash windows; original front windows and remaining original glass contribute to significance.



Outbuilding – see structural report for more photographs