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HERITAGE STATEMENT

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Greydowns House, School Road, Bursledon, SO31 8BX

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Introduction

This heritage and sustainability statement has been prepared to assess the architectural significance of the existing elevation treatment of Greydowns House and review the justification for repairing and extending the rendering of the facades. The heritage context of the site is assessed and heritage impact of the proposal reviewed. The report describes how the proposal has positively addressed sustainable design principles.

Proposal Description

Replacement render and partial rendering of front and side elevations, at Greydowns House, School Road, Bursledon, SO31 8BX.



Figure 1
Aerial View of Greydowns House

Site Overview

Greydowns is a detached two storey dwelling, set within a large plot, accessed via School Lane, Old Bursledon. The existing building is of 1930's construction with modern extensions. The existing elevations feature brickwork generally to the ground floor, render to the first floor, under a tiled pitched roof. The windows have been replaced with modern uPVC.



Figure 2
Existing Rear North Elevation



Figure 3
Existing Front South Elevation

Relevant Planning History

C/12/70776 Construction of replacement conservatory & detached garage (Permit 2012)

C/31165/002/00 Construction of two storey rear and single storey side extensions (Permit 2000)

C/31165/001/00 Construction of two storey side and rear extensions and new summer house (Permit 1994)

Heritage Appraisal

Greydowns House sits within the Old Bursledon Conservation Area, Character Zone 6 encompassing Long Lane, Great Downs Park and Bursledon Cemetery, School Lane and Church Lane. The Old Bursledon Conservation Area Appraisal and Management Proposal document notes that there is a mix and style of properties in the area. Most houses are two storey, pitched roof with chimneys and red/brown clay tiles or natural slates, brick built (often the local red Bursledon brick) with tile hanging, weatherboarding and white painted timber windows.

Greydowns is not listed, nor is it identified as an 'unlisted building that makes a positive contribution', in the Old Bursledon Conservation Area Appraisal. The site is not in the immediate setting of a listed building, but can be seen in distant views from The Lodge (list entry 1281572) sited at the junction with Church Lane.

Design in a conservation area should seek to maintain or ideally enhance the character of that area. Greydowns' external facade requires maintenance and would benefit from renovation to improve the setting of the conservation area.

The modern extensions to Greydowns have resulted in a mis-matched facade, that would benefit from rationalisation. The Old Bursledon Conservation Area Appraisal notes that 'a number of properties have expanded in size over time, to create large dwellings, not always successfully'. The side and front porch extensions have been constructed without consideration of the original brickwork, resulting in mismatched metric and imperial sections with different colour bricks and mortar. There are also large areas of damaged brickwork and poorly executed repairs. The existing brickwork is not of significant architectural merit.

Render is a common elevation treatment on buildings throughout the conservation area. The first floor of the dwelling is finished with render over brickwork, typical of 1930's houses. However, the render to Greydowns currently negatively impacts the visual amenity due to damage and cracking sustained over it's lifespan.



Figure 4 , 5, & 6
Damaged Render





Figure 7
Mismatched brickwork



Figure 8
Poor quality brickwork

Proposal

It is clear that the building facades are generally in need of repair and the proposal seeks to carry out necessary maintenance. The proposed works include:

- 1) Removal and replacement of the existing render to first floor, due to damage and extensive cracking.
- 2) Extension of render to cover mismatched and damaged brickwork at ground floor, which is in poor condition, to the South, East and West elevations. Newer brickwork to rear of property in excellent condition, to be retained.

Appearance

The proposed works will improve the visual amenity and enhance the setting of the conservation area and long distance views from listed buildings. The proposed frontage to School Road and side elevations feature a 6 course retained brick plinth, preserving the the properties 1930's character, with proposed white smooth coat render and retained existing hung tiles. The proposed materials are appropriate to and in sympathy with the existing buildings and the particular character of the area. The conservation area appraisal positively identifies numerous vernacular examples of rendered facades and hung tiles. Extending the line of the existing render down to a new brick plinth level will help rationalise the facade, providing a design solution to cover the unattractive brickwork, improving the setting of the conservation area.



Figure 7
Existing frontage



Figure 7
Illustrative proposed frontage

Amount & Scale

The proposals do not include any additional floor space or changes to built form.

Layout

The proposals do not include any alterations to the existing layout.

Landscape

The proposals do not include any alterations to the existing landscape.

No trees are affected by the proposal.

The dwelling is seen in the context of an existing rendered outbuilding that sits forward of the main dwelling when viewed from School Lane and the site benefits from dense vegetation and tree lined north, east and west boundaries, which filter views to the dwelling.

Sustainability

The building fabric is in poor condition, with the existing render nearing the end of their lifespan. The proposed replacement render, will improve the thermal performance of the building fabric. Consequently, the heating demand will decrease.

Policy Context

The proposal for re-rendering works has taken account of the context of the site including the character and appearance of the locality in accordance with policy 59.BE Promoting Good Design and DM3 Conservation Areas.

The proposed amendments to the external facade, improve the appearance of ad hoc extensions to the property that will enhance the character and appearance of the Conservation Area setting. Render and hung tile facade's are a prominent feature in the local area, the proposed materials are 'appropriate to and in sympathy with the existing buildings and the particular character of the area' and considered to be in 'harmony with the existing and adjoining buildings and the area as a whole' in accordance with policy 169.LB Conservation and listed buildings.

For the above mentioned reasons, it is considered that the proposed alterations are in compliance with the relevant policies. The re-rendering works will provide sustainability benefits, whilst also being in keeping with the heritage aspects of the property and it's surroundings, improving visual amenity of the setting and conservation area.

Material / render product

Company Overview:

K Rend is the UK's premier silicone render manufacturer, boasting over 28 years in the industry. Their emphasis on excellence, innovation, and teamwork has culminated in high-quality products and robust technical support.

Their brand is synonymous with:

High-Quality, Extensive Product Range: K Rend products have the prestigious Kitemark license (BS EN 998:2010 and BS EN 15824) - an emblem of trust, integrity, and quality. This voluntary scheme underscores their commitment to offering top-tier products.

Expert Technical Support: Leveraging their vast experience, K Rend offers a robust technical support service, delivering efficient, detailed advice, specifications, and on-site support through a seasoned technical support team.

Innovation: K Rend takes pride in pioneering new products tailored to the changing demands of the industry. Their manufacturing plant is among the most advanced in Europe.

Environmental Commitment:

K Rend is not only devoted to innovative product design but also to environmental sustainability.

Their practices revolve around:

1. Responsible manufacturing.
2. Energy efficiency and recycling.
3. Monitoring biodiversity.
4. Adherence to ISO 14001:2004 for their Environment Management System.

Product Excellence:

The K Rend silicone range is designed to provide a durable, weatherproof coat while retaining a natural finish. A crucial feature of this range is the incorporation of silicone water repellents. This technology ensures:

1. A high degree of water repellency on the render surface.
2. Permeability for water vapour, letting the substrate breathe.
3. A finish that remains dry, reducing algae growth and limebloom, maintaining a fresh appearance for extended periods.

In conclusion, using K Rend silicone render would ensure that the house in the Conservation Area benefits from a blend of modern technology, aesthetic appeal, and environmental responsibility. This aligns with both the preservation of heritage and contemporary demands.

Installing the K Rend render

The provided figures are fixed price quotations, not mere estimates, and they come from highly reputable builders.

£14,400: For the upper storey, covering all four sides. This includes replacing all existing damaged and cracked render with a matching material.

£7,800: For the lower storey, specifically the front south flank, east flank, and west flank. This will address new rendering over the inconsistent and damaged brickwork.

£3,150: For scaffolding, comprising one lift to the upper storey and a secondary higher lift, facilitating the replacement of all guttering.