

Heritage Statement

9 Greyladies, School Road, Bursledon, Hants SO31 8BX



Figure 1 – view of area of works – front portico structure

Project Details

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Introduction

This Listed Building Consent application is for the localised stabilisation and repairs required to the front right hand corner of the portico.

Repairs are required to the structure as the right hand column (when standing in the front drive looking at the structure) has moved forward due to subsidence exacerbated by a combination of the neighbour's hedge which has grown significantly over the last few years and localised leaking drainage beneath the portico.

As mitigation for the damage, we understand all drains have been repaired however the neighbour so far has refused to undertake any works to their hedge.

Heritage Statement

Context Summary

- The site is located in the area of Busledon.
- The building known as 9 Greyladyes is within the jurisdiction of Eastleigh Borough Council.
- It is understood that the site is located within the Old Bursledon Conservation Area
- Greyladyes is Grade II listed
- It is understood that Greyladyes was once an elegant Georgian House much altered during the Victorian era, before it was later divided into four separate residences which each shared aspects of the original gardens.

Screen-shot taken from Google showing the property in relation to the local area. The 'red' circle identifies the location of the works.

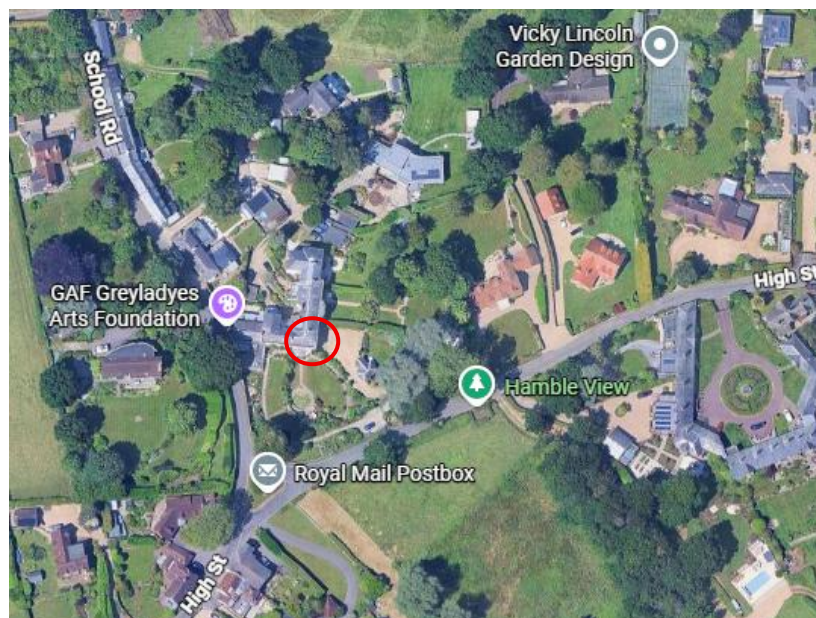


Figure 2 – 'Google' aerial view of the site

Background History

Location and Site

Greyladyes in the village of Bursledon, is located on high ground to the west of the River Hamble giving it wonderful views over the river towards the Isle of Wight. The soil is light sandy and the subsoil is gravel. Although a large estate the house itself is very close to the southern boundary probably to take advantage of these views. The estate is circled on all sides by village roads. Some of the original parkland and the Mausoleum remain.

Historic Development

In the mid seventeenth hundreds Philomen Ewer a local ship builder built a Georgian house known as Bursledon Lodge on land purchased by his father. (HRO 1730B/17) On his death his daughter inherited and she sold the estate to Captain Joseph Sydney Yorke. (Anthony Fletcher) Eventually the property was bought by the Trench family in 1810. During this period it was a well loved family home and one son Richard wrote of a mansion with a carriage way a well wooded park and wonderful views. (Anthony Fletcher)

By the 1841 census Harriet Douglas and twenty five people, including 13 servants are living here. Harriet Douglas sold the estate to Mr. W.C. Humphry in 1846. He also purchased other village properties and modernized the house. (GAF) Mr. and Mrs. Shawe-Storey rented the house in 1872 and changed the name to Greyladyes. Photographs during this period show the house with a stone porch and a circular drive in front and several balconies on upstairs windows. The kitchen gardens and glass houses were protected by tall trees and there were many large trees within the park. The couple also added to the estate by buying more houses in the village and today some of these can be identified by the fancy brick chimneys they added. There are several references to the topiary in the gardens and a gardener is employed to work on these. (G.M. Bouchard) When Mr. Shawe-Storey died his wife had a mausoleum erected in the northern corner of the estate so he a protestant, and later she a catholic, having converted some years earlier, could be buried together. Mrs. Shawe-Storey, who until then was renting, buys the estate and converts the ball room into a small, catholic chapel now GR II listed. (G.M. Bouchard)

The house was used during 1914-18 war as a convalescent home by French and Belgium nuns, orphans and refugees. (GAF & G.M. Bouchard) In 1937 Mrs. Shawe-Storey died and she left the Estate to the Catholic Church who were unable pay the death duties and estate reverted back to the family. During WW2 the property was requisitioned by the government for Canadian soldiers and then sold to a property developer who divided house into four homes. The chapel was sold to the Catholic church.

Current Description

2012, the Georgian house is converted into four separate residences , each sharing a part of the original gardens. This division cuts across several original features in the gardens, such as paths and the remains of some stone balustrades. The Lodge, graded II listed, still stands much extended and the outbuildings are now all converted into houses. Several houses have been built in a rather

haphazard way mainly along the southern boundary. The outline of the old walled garden can still be identified in one of these properties. Part of the Greyladyes Park with several mature trees remains, according to the wishes of Mrs. Shawe-Storey's relatives. The family mausoleum, in a fenced off area to the north of estate is still standing. The Gr II listed chapel has been restored and is now run by the Greyladyes Art Foundation, a community-based Arts organisation supported by the Friends of GAF.

Summary

A once elegant Georgian house much altered during the Victorian era, within a lovely park, overlooking the River Hamble; Greyladyes is today four private homes. Part of the parkland to the north with several mature trees still stand but to the east and south new housing has obliterated what were once the pleasure and kitchen gardens of this house. The restored Grade II chapel is now run as the Greyladyes Art Foundation.



Figure 3 - Mapping from the early 1800's showing the structure – it demonstrates that the shape of the buildings has predominantly remain unchanged, although the front portico is not shown to the front elevation

Site Listing

According to www.britishlistedbuildings.co.uk :

Nos 7, 8, 9 and 10 (Greyladies) SU 40 NE 8/70

Grade II

Late C18, early C19. A large 2 and 2-storeyed house, now divided into separate units. The C18, 2-storeyed south front (Nos 9 and 10) of 5 windows has red brickwork (Flemish bond with some blue headers); parapet, rubbed flat arches. At the east end there is a large semi-circular ground floor forward extension, with 3 French windows. The early C19 east front (Nos 7, 8, 9) has a severe Soane-like classical treatment, but with an irregular sub-division of 2.3.1 windows. The first unit (of 2 storeys) is of 2 bays separated by coupled pilasters; the windows are very tall, with first floor delicate wrought-iron balconies and a projecting porch and entrance at the second bay. The second unit is bow-shaped, with windows separated by single pilasters. The third unit is of 3 storeys, again with coupled pilasters. The fourth unit is of 3 storeys, with single pilasters and a 2-storeyed semi-circular bow at the northernmost bay. The parapet has a simple cornice, with plain modillion blocks at the top of the pilaster, which have a Greek Doric stone 'cap' but no base. Slate-hipped roof. Yellow brickwork in Flemish bond. Sashes in reveals.

Listing NGR: SU4858809372



Figure 4 – Recent photo taken by drone (on 18.06.26) of the front left corner of the property

Site Description

A small portico type structure added to the front of the original dwelling to form a covered area outside the front door.

From studying the structure, we suspect that originally this was an open structure, with timber canopy supported off the 2 leading columns.

Over time, the area has then been renovated. It appears that initially a brick privacy wall was constructed on both side of the structure. The brick wall on the left hand side was then later removed (the markings of its original location still visible on the main property's front wall) and changed for a glass screen to match that of the glass screen and door to the front elevation.



Figure 5: Photo showing the front portico in question

Note – the right hand column is topping away from the main structure

Map Regression

In the late 1700's, the distinct shape of the structure can be seen including for the curved bay structure to the front, however the map below does suggest that the road was once closer to the structure than it now is:



Figure 6: Historic map dating from 1798



Figure 7: Map from 1830s-1880s showing a structure on the site but the road now as per 'today'

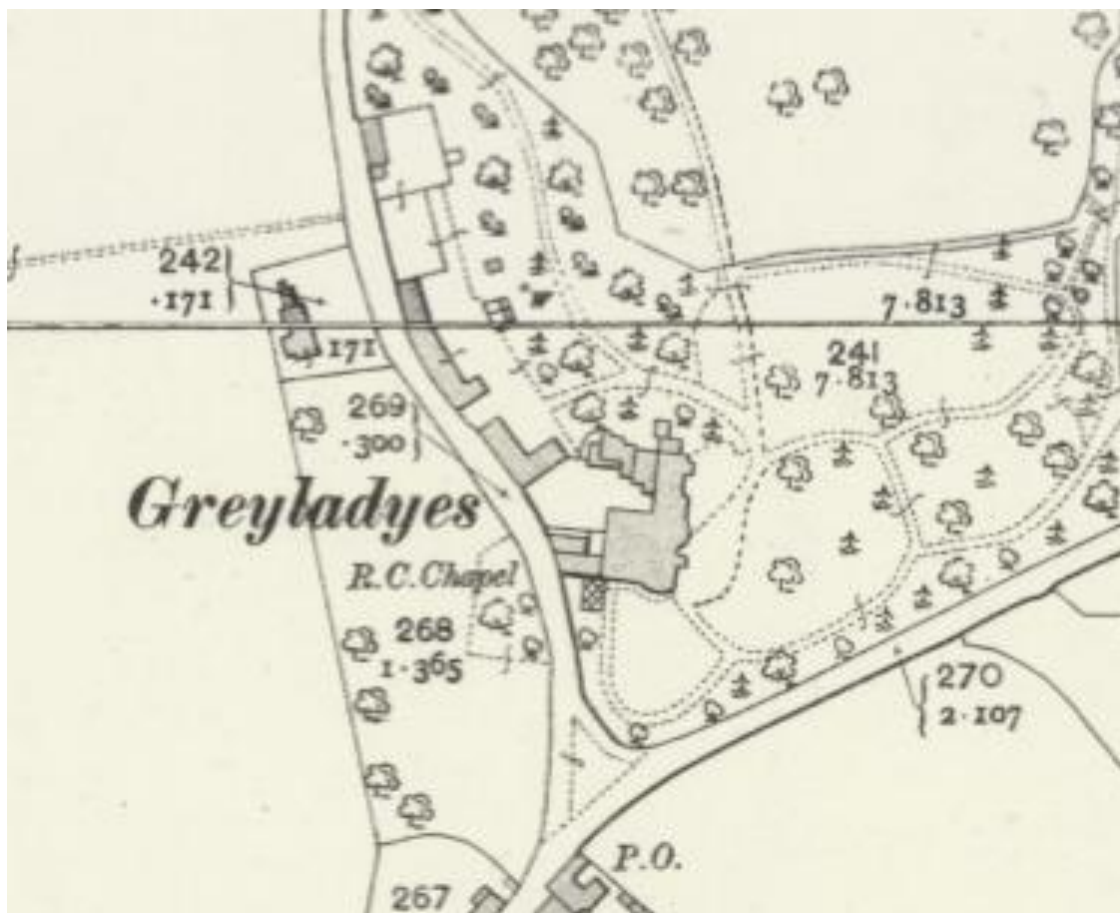


Figure 8: Map from 1892-1914 now showing more detail including the curved bay to the front and the portico projection
Chapel also shown and the property name of 'Greyladyes'



Figure 9: OS Map from 1944-1975 now showing the property sub-divided into the four properties and including the pond within the grounds for No.9



Figure 10: Map taken from English Heritage website showing the current location of the property

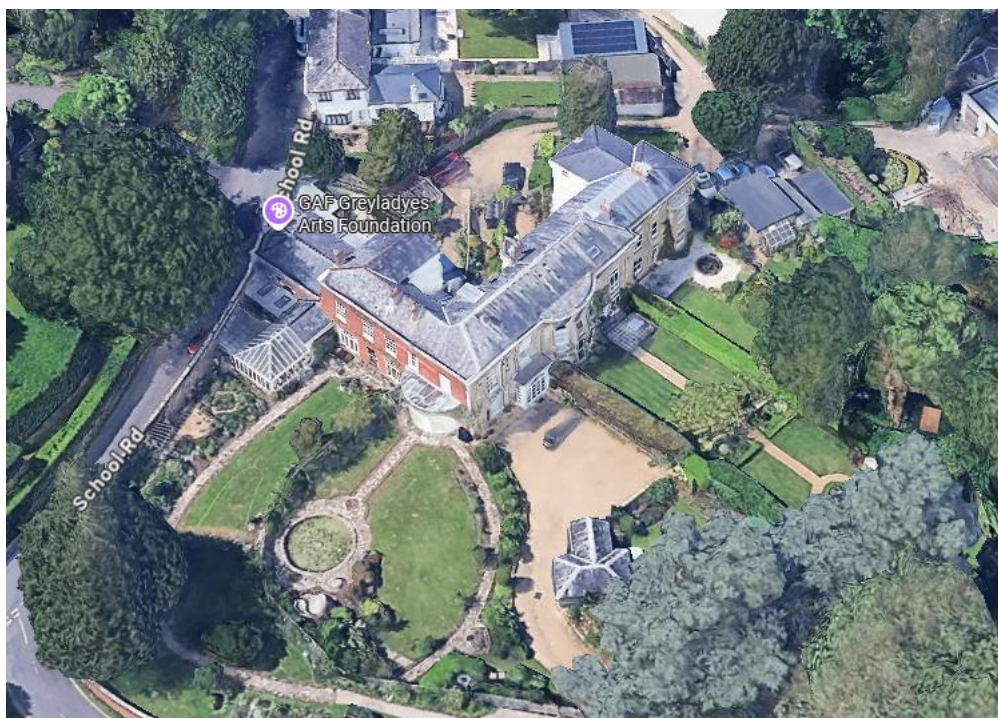


Figure 11: 3D Google Earth view of the property

Assessment of Significance

Historical Value:

- The single storey portico structure is believed to have been built after the original building was constructed.
- Over time, the structure has been altered by the owners at the time. Believed to have originally been an open portico with timber roof supported on the leading columns, a brick privacy wall was then built to enclose the area, before the left hand brick wall was taken down and replaced with a glazed screen to match that to the front elevation which also incorporates the double glazed doors.

Aesthetic Value:

- The portico structure has a medium-high value as it is believed to date back to the late 1800's and forms a distinct structure to the overall view of the building.

Group Value:

- The property forms a cohesive group with the rest of the building, now split into 4 properties.

Planning History

L/15/76755 - 9 Greyladyes, School Road, Bursledon, Southampton SO31 8BX

Valid date: 22/06/2015

Listed Building Consent: Replacement of single glazed French doors/windows with double glazed units

Type of Application: Listed building • Status: Decided

Decision: Grant Listed Building Consent • Decision Date: 14/08/2015

C/11/68791 - 9 Greyladyes, School Road, Bursledon, Southampton SO31 8BX

Valid date: 23/03/2011

Replacement of existing roof & construction of front, side & rear facing dormer windows & internal alterations

Type of Application: Conservation area • Status: Decided

Decision: Permit • Decision Date: 27/07/2011

L/11/68790 - 9 Greyladyes, School Road, Bursledon, Southampton SO31 8BX

Valid date: 23/03/2011

Replacement of existing roof & construction of front, side & rear facing dormer windows & internal alterations

Type of Application: Listed building • Status: Decided

Decision: Grant Listed Building Consent • Decision Date: 27/07/2011

L/10/68192 - 9 Greyladyes, School Road, Bursledon, Southampton SO31 8BX

Valid date: 14/01/2011

Replacement of existing roof & construction of front, side & rear facing dormer windows & internal alterations

Type of Application: Listed building • Status: Withdrawn

Decision: Withdrawn By Applicant • Decision Date: 11/03/2011

C/10/68193 - 9 Greyladyes, School Road, Bursledon, Southampton SO31 8BX

Valid date: 14/01/2011

Replacement of existing roof & construction of front, side & rear facing dormer windows & internal alterations

Type of Application: Conservation area • Status: Decided

Decision: Withdrawn By Applicant • Decision Date: 11/03/2011

Site Investigations

A small single storey portico structure located to the front of No.9 Greyladyes.

Noting the right hand column was moving away from the rest of the structure, an insurance claim was submitted and following a visit by a loss adjuster it was confirmed that the damage was concerned to be subsidence related.

A soil and drainage investigation has been undertaken to the front of the structure.

This revealed that there is a drain running beneath the structure taking waste from the toilet to the front right corner of the main property and is also feeding the yard gulley to the front right corner of the portico structure. The yard gulley's connecting drain was found to be leaking and as such, the gulley and first 1m of drain was deemed to need replacement.

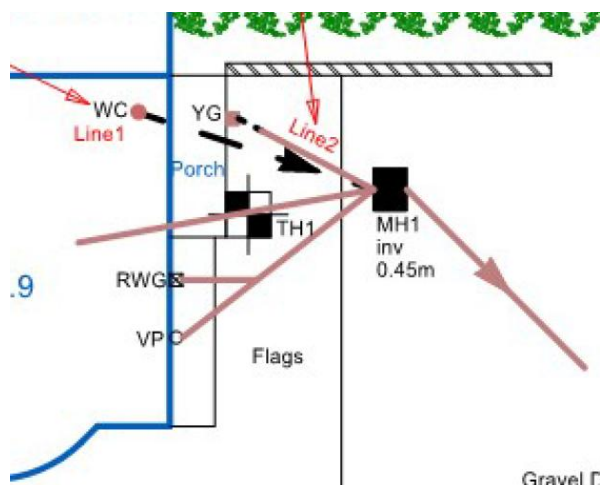


Figure 12: Extract taken from site investigation plan

A trial pit was also undertaken of the left hand column (*while the damage was to the right hand column, a trial pit could not be undertaken to the right of the structure without first having to dismantle the boundary structure*). This revealed that the column is bearing on a thin concrete footing over brickwork to a shallow depth of 0.3m, onto a moist stiff silty clay. Roots were noted directly beneath the foundation and following identification found to be originating from the adjacent beech hedge. The borehole stopped at 3m depth.

Proposed Works

Based on this information and assessment of the structure by an experienced heritage based structural engineer, it is considered that the damage to the portico is due to a combination of localised subsidence related movement to the foot of the column coupled with deterioration of the roof timbers.

It is assumed that the head of the column is held in place by a structural connecting pin from the top of the column into the roof structure. The roofing felt to the canopy is starting to perish and as such we assume that the roofing timbers are compromised thereby resulting in the structural pin not being fully restrained. Localised ground movement has occurred to the foot of the column following the recent warm summers, enough for the base of the column to tip forward. With the lack of

restraint at the top + the fact that the brick privacy wall and front glazing are not tied to the column, the right hand column has tipped away from the structure by approximately 45mm.



Figures 13: Top of right hand column showing movement Externally



Figure 14 Internally

With any listed or heritage building, we look to take route of least invention as is possible when repairing such structures. For this one, the front glazing and side privacy wall show no signs of movement, and as such the works only need to involve the re-righting of the front right hand column.

To do this, we propose to:

- Install temporary counter-weight to the left of the porch, as no works can be undertaken from the right hand side due to neighbourly disputes.
- Install a timber frame within the portico to keep the structure square
- Install a ratchet strap around the head of the column, tying it back to the counter-weight
- Strip back the felt from the roof to expose the roof timbers
- All rotten roof timbers to be removed – we have allowed to replace all roof timbers, but until it is stripped back we do not know the extent of the works required to the roof. All architraves will be carefully set aside for re-use
- Install one screw-type pile to the front of the right hand column with a jacking head installed
- While jacking off the pile, slowly and carefully operate the ratchet strap thereby re-righting the column

- Lock the column in place by concreting the head connection to the pile at the base, and installing new timbers as required to the roof
- Redecoration to the portico to match existing

By doing these works in this way, we return the column to its former position while minimising the disruption of the adjacent portico structure and not touching the front of the main dwelling.

It is noted that the internal floor slab has also slightly dropped forward within the portico, however we consider that this has been happening over numerous years and there would have always been a slight fall to the slab when it was an open structure. To re-level the slab would involve significant disturbance of the overall structure including changing the glazed panels, the front door and re-setting both columns and the privacy panel. All in all, the portico slab will be untouched by the works.

All in all, the character and appearance of the structure will be untouched by the works and jence just the right hand column reinstated so that it matches its counter-part on the left hand side.

To the public walking passed the property, they will not notice that works have even happened to the structure itself, however to those that are in the know, we will be aware that the structure has been stabilised and the right hand column slightly lifted thereby allowing for the column to return it to the pre-subsidence state with ensuring the historic fabric of the structure and other adjacent structures remain unaffected by the works, resulting in all future generations continuing to enjoy the structure as it was original intended.

Impact Assessment

By taking the minimal intervention route, the majority of the structure will be untouched by the works. As such, the works will have negligible effect to the above ground part of the structure. The “eagle-eyed” may notice the closing of the open cracks, but for the majority they will not notice that the structure has been slightly jacked and braced given that the overall appearance will be unchanged by the works thereby allowing the public to continue to enjoy the structure.

Conclusion/Summary

The single storey portico structure has suffered from localised subsidence exacerbated by nearby leaking drainage and a mature beech hedge owned by the neighbour, coupled with possible lack of restrained to the head structural pin.



As mitigation works, the leaking implication drain run has been repaired, thereby removing the water source from the nearby vegetation.

If left untouched, we suspect that the column will continue to fall away from the main portico structure and at worse, collapse. It is important that these works are therefore undertaken.

We consider that these works will adhere to the Planning (Listed Building & Conservation Areas) Act in safeguarding the special character and historic interest of the assest and its surroundings.