

GREYWELL HOUSE

**High Street,
Bursledon**



**Proposed Side Extension,
Walkway and rebuilding of
boundary wall**

HERITAGE STATEMENT

March 2024

**Greywell House, High Street,
Bursledon SO31 8DL
Proposed side extension, Walkway
and rebuilding of frontage boundary:**

Heritage Statement – March 2024

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, as it turns north onto Station Hill. 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 property was in the same ownership for over forty years was then sold to new owners in 2021 and much needed renovation works began early in 2022 following the granting of listed building consent on 04 March 2022 by the Borough Council for a first stage of works (ref: L/21/92151) and planning permission on 21 February 2022 (ref: H/21/92136). These included 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. Following an informal consultation with the Borough Council's Conservation Architect, an application for Phase 2 was submitted for a new garage at the rear of the house, adjacent to an existing outbuilding and side yard, together with the rebuilding of the dangerous front boundary wall (ref: L/22/93401 and H/22/93352). These works were approved together with consent to fell four trees that were affecting the boundary wall (ref: T/2293274).

1.3 However, an urgent family matter meant that the property unexpectedly came back onto the market. New owners Mr and Mrs B Wiegman now wish to make a few amendments to the recent approval for the side access, the garage and the boundary.

1.4 This heritage statement has been compiled by Michael Ricketts, the Architect's heritage consultant and should be read together with any Design and Access Statement submitted in support for the proposals 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 new clients.

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 2023).

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 south side via a gated entry to a stone paved driveway with a pair of brick piers, with projecting bands and each with a stone capping and ball. This south elevation is tile hung and a central panelled door with an ornate stone surround.



South gated entrance with stone paving

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 of the house, with a small timber outbuilding (part-open and part single garage) and a shed set back from a main parking area on the west side.



North wing facing a gravel hardstanding



Outbuilding and adjoining later shed

3.4 Following on from the recent applications since 2021, this present application is confined to the north end of

the house, with a recently completed the vehicular access and the boundary wall. The house is slightly set back from the highway with a low brick wall across the



The new vehicle entrance at north end

frontage. This connects to the new vehicle entrance at the north end and the existing high brick boundary wall, which continues northwards along Station Hill for about 40 meters in length. On the north elevation is a small yard with a small lean-to against the north elevation and a later external timber store.



North elevation to the yard with later additions

3.5 The long boundary 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 has been under severe pressure, being displaced laterally out of plumb due to the higher ground level behind and

particularly where the four mature trees were spaced of about 11 to 16 metres along the length. With approval of the Borough Council together with the Conservation Architect and in consultation with the Building Control Service, part of the wall at the north end was reduced in height in order to avoid the danger of collapse onto the public highway. Three of the mature trees (a beech and two sycamores) have since been felled under a previous consent (ref: T/22/93274), as they were found to be diseased and in decline. Thus, only the single oak, nearest to the house still remains. 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.



Remaining oak tree abutting the boundary wall

Assessment

3.6 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, with parkland beyond. Recent listed building consents and planning permissions have allowed the many defects on the house to be addressed by recent owners since 2021/22.

3.7 The new owners from this year have taken up the job in hand, but would like to make a few amendments at the north end of the house and the adjacent yard. The parlous state of the boundary wall has also been given further consideration and a revised approach has been adopted by which it is intended to retain the one remaining oak tree. This tree contributes significantly to the character of the conservation area along Station Hill and its loss would be noticeable. If a scheme can be found which now retains, then that would be a positive benefit to the setting of nearby heritage assets and the street scene.

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 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 approved Phase 1 works have been underway on site, including the essential repairs to the main roof and the alterations to the rear service areas and the interior. This application comprises three main elements - a small side extension at the north end, an amendment to garage design with a linked walkway from the house and a revised proposal for the works to the front boundary wall (see proposed drawings), as follows:-

- **Side extension:** Located at the north east corner frontage the proposal is to remove the existing small outbuilding to the side of the existing rear lobby and form a new brick lean-to housing a utility room and a plant room, together with a low brick wall to enclose the external bin store;
- **Bin Store:** Form an opening in the existing side wall to the space for a new timber gate;
- **Covered Walkway:** To re-instate a yard wall, but covered on its southside with a pitched roof walkway connecting the back of the house with the existing outbuilding and forming a car port adjoining the new garage;
- **Existing Outbuilding:** To be refurbished, together with new roof tiles to match and new set of French doors on the south elevation;
- **Design:** The extensions and the garage will be of traditional design in matching materials and with tiled pitched roofs;
- **Materials** will be hand-made, plain clay tiles for the roof, stock brick for walls;
- **Components** should be traditional elements such as the use of flush-

fitting steel rooflights (e.g. The Rooflight Company or similar) and traditional, individual timber-boarded garage doors.

- A revised proposal for the rebuilding of the frontage boundary wall, which allows for the retention of the remaining oak tree.



Outbuilding to be refurbished

Justification

5.2 The main elements of this application centre upon the north end and the area of the garage block, which is already subject to an approval. One addition is the reinstatement of a wall in the yard, between the house and the existing outbuilding and which is now proposed to be a covered walkway.

5.3 The other element attached to the house is the rebuilding of the existing later, lean-to on the north east corner as a more usable utility room and the removal of the adjacent a low level, timber store. Neither of these additions should cause harm to the heritage asset. Access to the surrounding parkland will be from the yard.

5.4 A particular feature of this application is the revised approach being taken for the boundary wall. The previous proposal was to rebuild the brick wall, due partly to the fact that it is relatively recent in its construction, with its cement mortar and the impact of the then four mature trees spaced adjacent along its length which were causing lateral movement and misalignment. Approvals as granted last

year would have meant the loss of all these trees. The revised design developed in consultation with structural engineers and the arbouriculturist, now proposes the rebuilding of the boundary wall along the same alignment, but which involves the retention of the remaining oak tree. This has the double benefit of not only resolving a long-standing problem with the wall, but also retains the oak, the last remaining of the four main trees along this frontage boundary (see proposed detailed drawings).

6. Summary

6.1 Greywell House had reached a time in its existence, when it was overdue for 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. This work was begun by new owners in 2021 and the present owners wish to build upon this opportunity with the necessary funds and commitment so that the future of Greywell will be safeguarded.

6.2 The proposal for the re-building of the boundary wall is intended to follow the same alignment, but with a specific requirement to accommodate the remaining tree adjacent as necessary, in agreement with the Local Planning Authority (see proposed drawings and accompanying Engineer's documentation). This will be to the benefit of the local streetscene and the conservation area.

6.3 The alterations to the building and the grounds are to be constructed to the highest standards and in a style and scale befitting to both to complement the house and its 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 2023; The Town and Country (Listed Buildings & Conservation Areas) Planning Act 1990; Hampshire Records Office;
Ordnance Survey.

This heritage statement has been compiled by Michael Ricketts Dip Arch Dip UD Dip TP MSc (Cons Oxford) on behalf of ADP Architects.

MBR/ Greywell, Bursledon - Heritage Statement: March 2024. Rev B.

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