

STUDIOHOMER

Supportive Statement

HOUND LODGE GATEHOUSE

Royal Victoria Country Park, Netley Abbey, Southampton SO31 5GA

Introduction

This Heritage Statement is submitted in support of a Listed Building Consent application for repair works at Hounds Lodge, located within the Royal Victoria Country Park in Netley Abbey, Southampton. The property is listed under the designation number 1001584. The purpose of the proposed works is to ensure the ongoing preservation of the building, addressing urgent repair and conservation needs while maintaining the building's historic and architectural significance.

Location

Hounds Lodge is located within the Grade II listed grounds of the Royal Victoria Country Park. The building is located on the site of the former Royal Victoria Military Hospital, which was established in the mid-19th century and served as a hospital for the British Army. The Hounds Lodge is a key structure within the park and reflects the historical military heritage of the site.

The lodge is situated at the north entrance at Hound Road, 550m north of the chapel, indicating its use as a gate house.

Historical and Architectural Significance

The building is of significant historical and architectural value due to its association with the Royal Victoria Military Hospital and its subsequent use within the Royal Victoria Country Park. Hounds Lodge is one of the few remaining structures from the hospital complex that has retained its architectural integrity. As such, it provides valuable insight into the hospital's operation, as well as the social history of the area during the 19th and 20th centuries.

The building's architectural style reflects the broader Victorian approach to institutional architecture, with an emphasis on formality and craftsmanship. The Lodge was originally designed to accommodate staff and provide administrative support for the functioning of the hospital, and it retains features that are typical of that purpose. The Lodge is now used as a residential dwelling.

The building is predominantly constructed in brick with characteristic Victorian architectural features, such as gabled roofs, decorative brickwork, and timber windows. The repair and conservation of Hounds Lodge are essential to safeguarding both its fabric and the character of the park as a whole.

Proposed Works

The proposed works focus on essential repairs to the fabric of the building, ensuring that its historic and architectural significance is retained. The key elements of the works include:

External Building Repairs / Alterations

- Roof repairs: Replacing damaged or missing tiles and restoring the integrity of the roof to prevent further weathering and deterioration. It is evident from internal dampness that the roof is in urgent need of repair. A Level 3 survey produced by Days Chartered Surveyors outlines that the roof should be stripped, overhauled and recovered with salvaged and matching tiles to avoid further internal and structural damage. The felt under the tiles indicates that the roof has been stripped and retiled in the past, possibly in the 1970s; the proposed works would follow repairs and, as such, would not harm the historic significance of the building.
- Chimney stack repairs: Restore the integrity of the chimney through repointing and flashing repair to ensure the longevity of the building while preserving the character of the original brickwork. The Level 3 survey indicates that the chimney is in urgent need of repair.
- Window restoration: Repairing or replacing damaged timber windows, with a focus on preserving the historic features, ensuring that the windows are functional while maintaining their aesthetic quality. The intention to improve the thermal properties of the building, improve security, and restore the neglected state of the windows is justification for their repair or replacement, respectfully.
 - Window 3 (east facing) is an original window. Following vandalism to the glass and frame, the window has been covered with a chipboard sheet. The applicant seeks to restore the window and replace the single-glazing for double glazing.
 - Windows 1, 2 & 8 (south and west-facing) are not original windows. It is clear from the difference in detailing from window 3 that they are not of the same period. The applicant seeks to replace the windows in their original opening with double-glazed heritage-style timber windows.

Internal Repairs / Alterations

- Kitchen replacement: Removal and replacement of the late 20th-century kitchen for a kitchen of heritage style.
- Exposing fireplace: Previously covered, the applicant seeks to expose the fireplace located in the living and bedroom.
- Boiler replacement: Located in the bedroom within an unfortunate cabinet and a the flute to the north wall, the applicant seeks to replace the boiler with an efficient combination electric boiler to be located within the kitchen.
- Mechanical and electrical updating: Re-plumbing and re-wiring throughout, moving the fuse board away from the entrance into the kitchen.

- Thermal Retrofit: Install an internal layer to the ceiling to improve the building's thermal properties. The form of the voluted veiling will be retained.
- General repairs: Restoring and conserving internal features such as timber flooring and plasterwork where required, ensuring that the building remains safe and usable while respecting its historic character.

Grounds Repairs / Alterations

- Boundary Treatment: Replace a dilapidated fence and gate to the front of the property with one of similar character. To the rear, the applicant seeks to replace a partial timber fence and metal wire fence with a full-length timber fence. Alterations to the boundary seek to improve the security of the site following a history of vandalism while improving the character of the site through the replacement of dilapidated features.
- Driveway alteration: Extend the driveway for 3 vehicles. The modern slab paving is to be replaced with gravel to match the front of the property.

The repairs are designed to meet best practice conservation principles, ensuring that the building's integrity is not compromised. Where possible, original materials will be retained, and any new materials used will be carefully selected to match the historic fabric. In balance, the proposed works should be considered an improvement to the building: measures to improve the thermal comfort and security while restoring key features of the building will preserve the historic character of the building while ensuring adequate residential amenity for future occupiers.

Impact on Heritage Significance

The proposed works aim to conserve and protect the heritage significance of Hounds Lodge without causing any harm to its fabric or setting. The repairs are primarily focused on preventative conservation and energy efficiency, with no proposed changes to the overall appearance or layout of the building. The Lodge's key features, including its architectural detailing, materials, and spatial configuration, will be preserved. The proposed repairs will prevent further deterioration of the building, ensuring that its significance is maintained.

Any interventions will be reversible where possible, in accordance with best conservation practices, and will not result in the loss of historic fabric or features. Furthermore, the repair works will not affect the wider historic landscape of the Royal Victoria Country Park, as the main works will be contained within the building itself and will not alter the relationship between the building and its surroundings.

Conclusion

The proposed repair works outlined in this document are essential for ensuring the long-term preservation of Hounds Lodge, a significant Grade II listed building. The works will safeguard the building's fabric, prevent further decay, and restore its architectural and historical value. The proposal has been carefully considered to ensure that the heritage significance of the building is preserved, and the repairs will be carried out with respect to the building's historic character and fabric.

The essential upgrades to the building seek to improve the energy efficiency, thermal comfort and security of the building. Consideration has been taken to ensure the proposed enhancement will not be a detriment to the heritage significance of the building through selective alteration. The proposed changes are justified through the improved well-being of the building occupants.

We believe that these works are fully in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework, and will contribute positively to the ongoing preservation of Hounds Lodge as an important part of the Royal Victoria Country Park and the wider historic landscape of Netley Abbey.

We respectfully request that Listed Building Consent be granted for the proposed works.

Appendix - Photos



Image 1 - Window 3 - External, Internal, Frame with broken glass



Image 2 - Window 1 - External, Internal Frame with fixtures, Internal Frame with fixtures

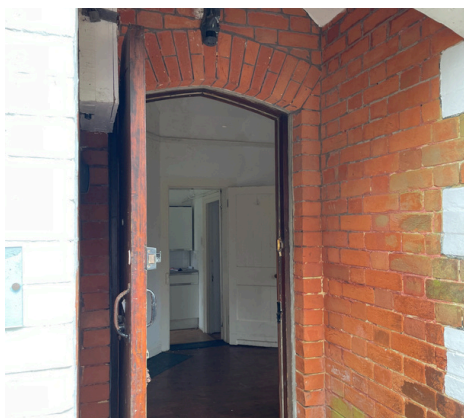


Image 3 - External features - Door, Entrance Porch, Side/Rear Elevation



Image 4 - Rear - Boundary Treatment, South (rear) Extension, North (rear) Extension

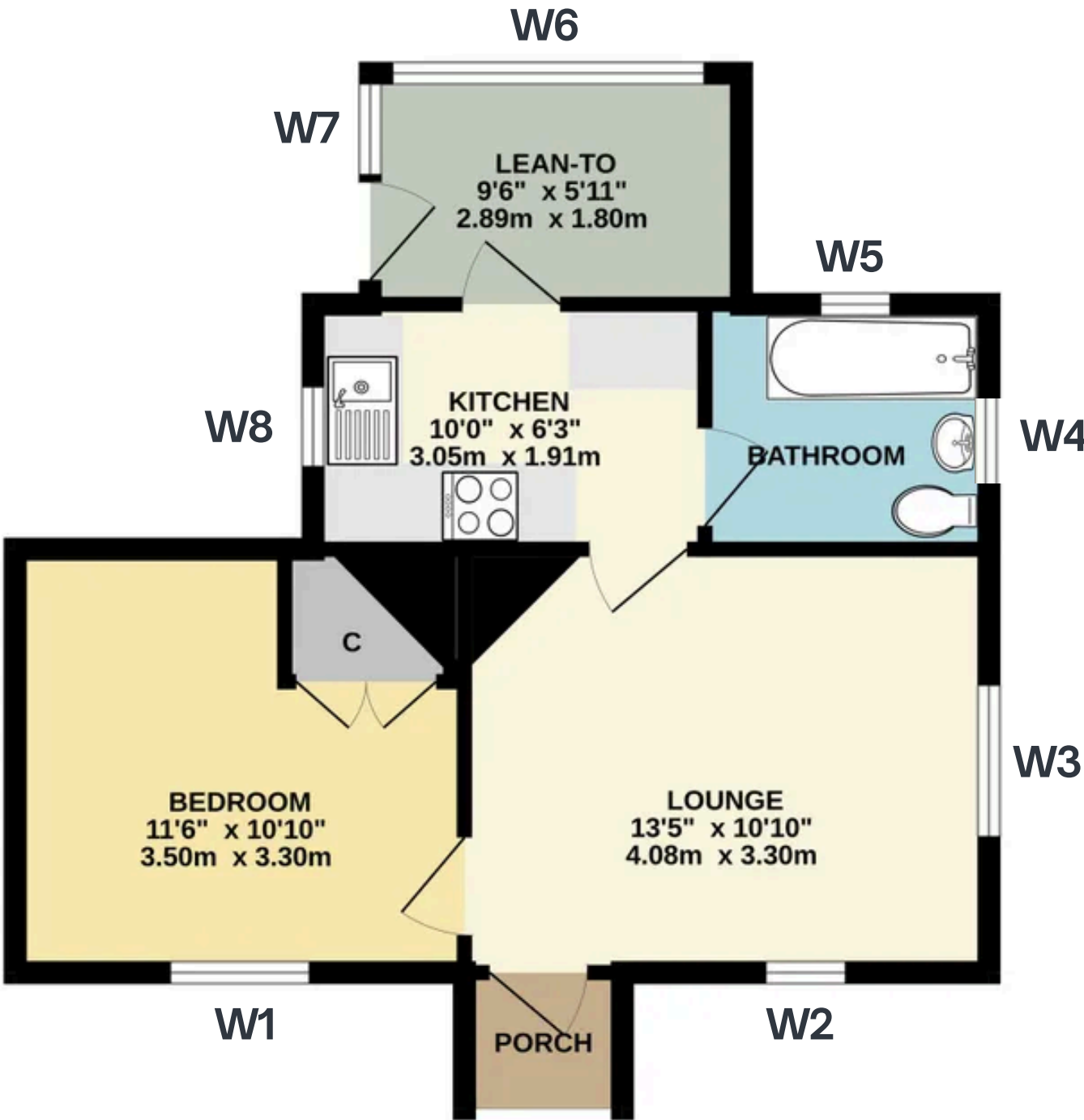


Image 5 - Key Repairs - Window 8, Slipped Roof Tiles, Internal Damp



Image 6 - Internal Fittings - Kitchen, bathroom, bedroom boiler cupboard and flue

Appendix - Floor Plans



STUDIOHOMER



Studio Homer
27 – 29 Columbia Road
Bournemouth
Dorset
BH10 4DZ

Office Number

01202 523212

Office Mail

bradley@studiohomer.co.uk

