

Heritage, Design and Access Statement

Heritage Statement

Built Circa 1827, numbers 5 & 6 Crescent Road were built as a pair of semi-detached dwellings categorised in the Historic England Listing as:-

CRESCENT ROAD

1.5232

(north side)

Nos 5 and 6

SZ 6098 NW 9/33

SZ 6098 SW 9/33

II GV

2.Circa 1830 pair of stucco villas. Two-storeys with attic and semi-basement.

2.2 windows; east side has original set-back single-storeyed porch, west side is later 2- storeyed wing. Hipped and mansard slate roof. Three coupled pilasters supporting simple entablature, with end pavilions. Sashes in reveals. Gateposts.

(Much documented history is available for the grand terrace of houses and Regency Villas in Crescent Road, located within the Anglesey Conservation Area of Gosport. Originally constructed as a grand private house as part of a pair, the property had been neglected for a number of years and a complete restoration and refurbishment has been completed apart from some exterior work awaiting warmer weather.)

Proposed Alterations

1. The proposed shed to be sited in the rear garden will be out of sight from Crescent Road and unlikely to be visible from Anglesey Arms Road. It is located in a similar position to carports on the east side and to sheds and a wooden chalet on the west side. The shed will be constructed of primarily of timber with timber clad walls with tongue and grooved or ship-lap planks. The roof has been designed at a pitch of 30 degrees to accommodate cedar shakes. It is believed that this construction will be sympathetic to its surroundings. Whilst the height will be higher than the neighbouring sheds the roof of cedar shakes is considered a better alternative to other roofs on view with bitumen felt and asbestos sheet. There is a brick built gable on the

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east side presumably from an earlier building, which is substantially higher than the proposed shed roof.

2. The reinstatement of railings to the front wall and the addition of matching gates will, we hope, enhance the view of the property from Crescent Road. It will continue the restoration work started over thirty years ago in the Crescent, Crescent Road and Crescent Gardens. The railings will continue from those installed at 6A (Merton House). Railings and gates will be manufactured by Peter Clutterbuck who has provided and installed the aforementioned railings. The pair of gates will match the railings and be of the same design as those at the east end of Crescent Gardens and also at 2 Crescent Road. There is evidence of gates previously installed at Brook Villa, but we have not found any pictorial evidence so it is considered appropriate to adopt a matching design to the railings.

Property Condition

Prior to the current owners purchasing the property it had been allowed to deteriorate to a very poor state of repair. Although superficially it looked habitable, it was only once the property was empty that it became evident that major refurbishment and structural repairs would be required. There were various forms of rot throughout, and poor design and inadequate maintenance had allowed damp penetration through external walls, especially in the semi-basement. There were roof, chimney and parapet gutter leaks. These issues have been rectified and all external walls are now able to breathe which has allowed damp walls to dry out naturally. The roof has been completely replaced using all useable slates and replacement matching salvaged slates. All guttering has been replaced and the parapet wall repaired. The enlargement of the front and rear light wells allows the walls to breathe and stay dry without the need for tanking. Structural defects have been rectified from the basement to the roof. Damp in the basement and chimney breasts had caused significant spalling of bricks and these have been replaced. At some point a service channel had been hacked out in the main internal structural wall to a depth of 300mm to (presumably) accommodate the provision of electrical and gas supply to the house. This has been repaired and the structural integrity of the house restored. The two main chimney breasts are now structurally sound and the north chimney (shared with Crescent Villa) has been rebuilt; it had been strapped together but on inspection was in danger of collapse. This has been rebuilt using appropriate and sympathetic materials.

The two storey rear extension has been replaced by a single storey extension providing a new kitchen which is sympathetic to the original building. Original windows and shutters

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have been restored; replacement windows matching the period have replaced newer windows and reinstated in other locations where they had been replaced with doors.

The plumbing, gas and electrical supply and distribution has been completely replaced to modern standards. Drains have been replaced and a soakaway has been installed to take storm and surface water from Brook Villa and Crescent Villa, thus reducing the volume of storm water fed to the foul water drains.

The internal decor has also been transformed, and the traces of multi-occupancy are now gone. It is fair to say that the house is probably in better condition than it has been since its construction. Neighbours and passers-by have been very kind and generous with their comments regarding the improvement.

There is still further work to do outside.

Relevant Planning Policy

Policy R/BH1

The site lies in a conservation area and the proposals for the railings and gate will preserve the special architectural and historic character of the area and enhance its appearance.

Policy R/BH3

The Property is a listed building within a conservation area. The proposals for the railings and gate preserve the special architectural and historic character of the Building and enhance its appearance within the conservation area.

The proposal for a shed in the rear garden will provide a useful amenity and has been designed to be sympathetic to the surround area.

Access

Access for both pedestrian and vehicles via Crescent Road and to the rear from Anglesey Arms Road will be maintained and will not be affected by these proposals. The clearing of the excessive overgrowth has provided more space and access for parking off the road for the owners and their visitors.

The proposals will provide a high quality alteration and extension to this existing Listed Building within the Conservation Area. Designed to be sympathetic to its location and

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appropriate in scale and character. It has also been designed so as not to have any effect on its adjoining neighbours, or cause any loss of light or privacy.