



HERITAGE STATEMENT

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75 The Drive, Hove BN3 3PG

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No. 75 The Drive is grade II listed and in The Drive Conservation Area. It was built 1888-90 by architect H.B.Measures and the builder William Willett.

The villa, now subdivided into flats, is constructed in red brick with terracotta dressings. The building has a steeply pitched clay tile roof, applied timber framing to barge boarded right gable and tile hanging. It is part of a cohesive group of 6 properties on the west side of The Drive by the same architect and builder, each with subtle variations in detailing. Features that are particular to this building amongst the group are the semi-circular oriel with bonnet hip roof, above the flat-roofed terracotta porch with molded cornice and decorative panels to dado.

The brick and terracotta gate piers with hexagonal ogee caps and low wall which form consistent boundaries for this group of buildings which have unfortunately already been altered at this property, with the piers truncated at the level of the low wall, and the southernmost lost completely.

To preserve the overall maintenance and condition of the property, the structure is to undergo external various external repairs to the external elevations and various roofs. Majority of the repairs are to be carried out on a like-for-like basis.

Access to the main roof areas has been limited, but using local knowledge and photographic evidence from extended pole cameras, it has been assumed that the mid-crown roof has an asphalt covering and majority of dormer roofs have original copper coverings. Historically, The copper coverings appear to have been covered with a heat reflective paint in order to preserve the material.

The proposals for the crown roof are to replace the presumed mastic asphalt covering for a new specialist felt roof covering system. The specialist felt system is considered to maintain a minimum 20 year warranty, thus assisting with the preservation of the building and improving the maintenance of the property. Designed within the system is an improved insulation layer, designed to meet current regulations U Value requirements. This will improve the properties thermal performance and assist in striving to meet the planned government green targets where residential properties are considered.

The proposals for the dormer window roof coverings is to replace the existing copper roof coverings with new lead coverings. This is to be covered with a Code 4 lead sheet and molded to a profile to match the existing copper profile. The existing dormer roof coverings are considered to be problematic, allowing water ingress to areas below. With the clients budget in mind and the need to preserve the use and condition of the property, lead is considered to be a more realistic solution to prevent further deterioration of the property. Removal of the coverings will also provide the opportunity to upgrade insulation levels between the dormer roof joists, which will improve the properties thermal performance and assist in striving to meet the planned government green targets where residential properties are considered.

The listed application also requests approval for the fixing of plastic pigeon spiking to the front of the property. The proposals are for the spikes to be adhered to the terracotta detailing to the front elevation. The accumulation of excretion from seagulls and pigeons has an adverse visual effect on the front of the property.

The works will be carried out by experienced professionals to ensure that they are in keeping with the existing design of the property and ensure that such works to not have an adverse effect on other surrounding areas.

Andrew Kennedy MRICS



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At the core
of surveying



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