

HERITAGE AND DESIGN AND ACCESS STATEMENT

PROPOSED ALTERATIONS AND WORKS

at

8 Hall Court
Botley Road
Shedfield
Southampton
SO32 2HL

for

MR AND MRS S OCKENDEN

by

Coast Architecture Ltd

October 2023

1.0 THE EXISTING SITE

- 1.1 8 Hall Court forms part of a Grade II listed building which includes 4 other dwellings (noted as flats). The building was originally listed on the 6th March 1967 as 9 flats and was subsequently amended on the 23rd March 2012 to be listed as 5 flats. The building originally was once a large house known as Hall Court before it was converted into flats.
- 1.2 8 Hall Court is a 4-bedroom property which includes a basement, ground, first and second floor and is located on the south-eastern corner of the original building. The property has been rendered externally using a cement mix and the elevations include mainly single glazed timber sash windows which are painted white. There is a later addition to the entrance of the property on the south-east elevation, which forms an enclosed porch area before entering the hallway. Internally, access to the basement area is via a staircase in the main living room, so that it creates an open plan arrangement. The basement includes a tiled and screeded floor with access to a cellar and storage room. The 4-bedrooms are laid out over the first and second floors which also include an en-suite to the main bedroom and a family bathroom. At second floor level there is an external door on the landing which allows access to the flat and pitched roof areas. Generally, the property is in need of repair mainly externally, whilst some alterations internally are also required to improve the quality of the living environment.
- 1.3 The formal listing from Historic England reads as follows:

Large house, now flats. Early and late C18, with large extensions of the mid C19. Front walls of painted brickwork in Flemish bond, plinth, broken by later ground-floor windows beneath blind arches, stone cills: the other walls are of stucco, with plinth, hoodmoulds with keys, 1st floor band. Tile roof to the original block, lead cambered roofs to the dormers, a large panelled brick stack to the east gable, moulded wood eaves band with small brackets: other roofing of slate, with scalloped bargeboards to the gables, pyramid roof to the tower. Symmetrical north elevation of two storeys and attic, three above five above two windows. Sashes, triple to the ground-floor, casements to the dormers. Old doorframe with fanlight and half-glazed door, beneath a C19 tiled hood on brackets. The substantial extensions have a Tudor/Gothic style, with irregular facades, and a tower attached to the south-west corner of the original house: mainly Victorian sashes, and several small doorways, which are modifications to provide access to the flats.



Fig.1 – Photograph showing the south-west elevation of 8 Hall Court



Fig.2 – Photograph showing the south-west and south-east elevations of 8 Hall Court



Fig.3 – Photograph showing the south-east elevation of 8 Hall Court with the porch added as a later addition to the property



Fig.4 – Photograph showing the south-east elevation of 8 Hall Court



Fig.5 – Photograph showing the side elevation of the porch and main property with adjacent car parking area



Fig.6 – Photograph showing the south-east elevation windows to the living room and basement (left)



Fig.7 – Photograph showing the window and light well to the basement on the south-east elevation

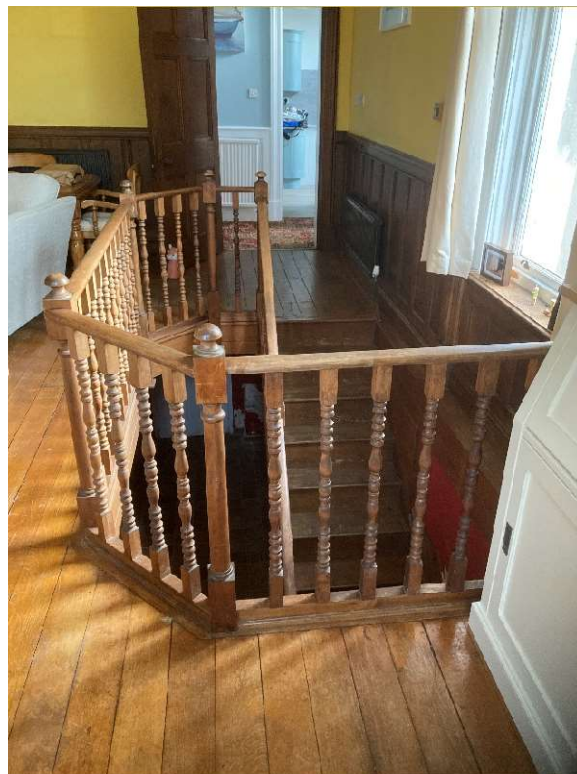


Fig.8 – Photograph (1) showing the staircase in the living room leading down to the basement



Fig.9 – Photograph (2) showing the staircase in the living room leading down to the basement



Fig.10 – Photograph taken in the basement showing the tiled and screeded floor and condition of walls



Fig.11 – Photograph taken in the basement looking towards the staircase and window



Fig.12 – Photograph showing the first-floor landing area



Fig.13 – Photograph showing the wardrobe and door in bedroom 1



Fig.14 – Photograph taken in bedroom 2 showing the alcove where the original door was located

2.0 PRE-APPLICATION ADVICE

- 2.1 A pre-application was submitted on the 1st August 2023 (23/01506/PRE) and a site meeting was held on the 17th August 2023 with Daniel Ayre to discuss the proposed works.
- 2.2 A written response from My Ayre was received on the 21st August 2023 that addressed each of the points requiring listed building consent.

3.0 PROPOSED WORKS

- 3.1 **Basement Damp Alleviation:** Since purchasing the property earlier this year, my clients experienced significant damp issues within the basement area, which were discussed with Mr Ayre. My clients have subsequently carried out repairs to the chimneys and removed a lot of the overgrown vegetation from the outside of the building, as well as remove any blockages to the air vents, which appear to have significantly resolved any damp issues to date. In addition to this my clients now intend to take Mr Ayre's advice and carry out the following work:

- A) Remove the tiled and screeded floor and replace them with a limecrete floor.
- B) Remove the modern gypsum plaster from the inside faces of the external walls and replace it breathable lime plaster.
- C) Remove the impermeable paint from the non-rendered walls and replace with breathable paint.

In general, the work to be carried out will help the basement area to 'breathe' and help alleviate any potential damp issues in the future.

- 3.2 **Stairwell Alterations:** The existing stairwell in the living room does not appear to be an original feature and was most likely added when the building was converted in the late 1960's/early 1970's. The balustrade is currently shaped to form a feature around the stairwell, however, in doing so it takes up a relatively large amount of floor space in the living room. Mr Ayre did not have any objections to 'squaring off' the balustrade to create the additional floor area in the living room which my clients would prefer. My clients intend to re-use the existing balustrade and a joiner will add timber trimmers to the stairwell to support new joists for the floor. The ceiling in the basement is open to the underside of the floor above so the joists will be visible. The new structure will be added to the existing structure so that the history of the property will be visible.
- 3.3 **Window (and roof door) Replacement:** A window schedule accompanies this document and details the condition of each window and the proposed works.
- 3.4 **New doors to the Garden from the Living Room:** It is proposed to replace the existing middle sash window and lower part of wall in the living room on the south-west elevation. These will be replaced with set of new timber framed French doors with a timber panel at the bottom of the doors and glazed panels above. It is intended to install slim-line double glazed units to match the adjacent sash windows. The doors will allow easy access directly in to the garden which was supported by Mr Ayre.

3.5 **Internal Alterations at First Floor:** It is proposed to create a larger wardrobe area in bedroom 1, by removing the existing stud partitions and replacing them with new stud partitions and a door, that are located further into the bedroom. It is also proposed to remove the existing door entrance into bedroom 2 and move it to its original position next to the landing cupboard. The existing door is slightly shorter than the other doors on the landing, therefore, it is proposed to add an additional section of timber to the door in order to increase the height. The existing architrave and skirting will also be used and added where required. The proposed alterations to the first floor were supported by Mr Ayre.

3.6 **External Repainting and Alterations to Pipework:** My clients intend to repaint the external walls of the property in an off-white colour using Keim that supply breathable mineral paints. My clients also intend to remove or replace some of the existing service pipework which are either now redundant or are in a poor condition. The work to the outside of the property was supported by My Ayre.

4.0 ACCESS

4.1 Disabled Access – The alterations to the property will comply with Part M where applicable.

5.0 CONCLUSION

5.1 The proposed alterations to 8 Hall Court have been largely supported by Mr Ayre during his site visit and subsequent written response. My clients are keen to modernise the property where required, whilst carrying out sympathetic repairs and alterations to preserve it for future generations.