



A1049 01
Proposed Partial Demolition of the Rum Store
Victoria Quay

Design, Access and Heritage Statement
Rev P1

November 2023

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PRITCHARD
ARCHITECTURE

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1.0 Understanding the Heritage

1.1 Introduction

This Heritage Statement has been prepared to support the proposal to demolish part of the collapsed roof and first floor of the Rum Store at Royal Clarence Yard, Gosport.

There are many ways heritage assets are protected to ensure they are passed onto future generations for their enjoyment. One way is by legal protection through national designation: all assets which have this appear on the National Heritage List for England. Criteria for the designation of different types of heritage assets- buildings, archaeological sites, designed landscapes, and even battlefields, and ships and boats- are included within separate pieces of legislation. Broadly speaking, buildings in use will be listed (in three categories), standing structures (ruins) and field monuments (long barrows etc) will be scheduled, landscapes will be registered (in three categories), and cityscapes will be designated as conservation areas. Some sites will carry more than one type of designation.

1.2 Listing

The Rum Store is listed Grade II. Any works that will impact on the significance of the buildings and site will need Listed Building Consent and Historic England will be statutory consultees as part of that process.

Listing Description

Heritage Category: Listed Building

Grade: II

List Entry Number: 1246652

Date first listed: 01-Mar-2001

Statutory Address: New South Store, Weevil Lane

County: Hampshire

District: Gosport (District Authority)

National Grid Reference: SU 61780 00451

Store house originally for brewery dry goods and beer, later rum and sugar. W range incorporates part of Samuel Wyatt's large storehouses in 1758. 1830/31, as part of G L Taylor's development of the yard, extended and remodelled 1897/98, damaged and reduced in height 1940, the result of bomb damage. Red brick in modified Flemish bond (two stretchers, one header), W wing slate hipped roof on timber trusses, remainder flat roof, not visible.

A large compact rectangular range of building in one, two and three storeys, and three long parallel ranges; the earliest of these is the W range, in a single storey with original hipped roof. Taylor's work provided a three-storey, double range L-plan structure, bays also projecting, the whole with hipped roof. As a result of the 1940 destruction, most of the building is now in two storeys, but with a small NE corner section still with three storeys.



Fig. 1 Photo of the South Elevation



Fig. 2 Interior photo of the ground floor



Fig. 3 Photo of collapsed first floor



Fig. 4 Photo of the North Elevation

The S front is in five bays, the main front 17 bays, and the N return, 7 bays (18 before bombing). Large 12 or 16-pane sashes have stone sills and fine brick voussoir heads, and there are loading-doors taken to ground or floor level in 2 bays to the S, 3 bays to the E, and 3 bays to the N. The brickwork is severely plain, 3 bricks thick to the lower floor, and 2 1/2 bricks above with continuous flush Portland plat-band string-courses at first floor and former second floor levels, plus high brick parapet to a thin stone coping. The small 3-storey section retains a portion of the original moulded cornice, below a (rebuilt) parapet. W range has cambered heads over 14 large 16-pane sashes, also plate door to bay 5. Stone string above 3-course plat band, then flat coping to parapet.

INTERIOR: (a), the single storey W range retains the wide-span trusses carrying two purlins, the upper purlin in each case supported by strutted posts in a combined king-and queen-post design. Close-spaced plain rafters carry close-boarding, and there is a series of roof-lights to the internal slope. The inner wall is in thick brickwork, formerly with a series of arched openings, now filled. (b), The centre range has heavy fire-resistant construction, specified both because of the heavy loadings envisaged, and also because rum storage implied a heavy fire risk. The spine wall between this section and the outer (E) range has a series of piers connected by wide segmental arches to a low breast wall, the openings filled with close-spaced iron grillages. Interior brickwork is painted throughout. At the NE corner is a wide closed-string timber staircase with sturdy handrail and square newels, to close-spaced square balusters.

This storehouse has a very complex history, set out in detail in Evans. Wyatt's 1758 store, on the same site, is reflected in the current building. What remains, although abbreviated through rebuildings but especially by bomb damage, nevertheless forms an important part of the Yard's history, since it was needed when the Royal Navy made a significant change from issuing a beer ration to providing grog (a tradition continued until after WWII). It lies parallel with, and to the W of, the great Tank Store (qv), and reflects a significant change in Naval History, when beer ceased to be the basic issue, and grog took over.

1.3 Description and Setting

The Rum Store is located in Royal Clarence Yard, which was used as a supplier of provisions such as food and drink to the Royal Navy. In the 18th century. A brewer of the name Captain Henry Player inherited the site as Weevil Yard. Player used the site to develop Weevil house and brewery to provide beer for the Navy. The Rum Store, initially named the New South Store dates back to 1758 and saw alterations during the transition from a brewery to a Naval victualling Yard. The Rum Store was remodelled by architect George Ledwell Taylor and become used as a storehouse containing goods to supply naval vessels throughout the 19th and early 20th century, until its decommissioning in the 1991.

Many buildings in Royal Clarence Yard are grade II listed, including the Rum Store, the adjacent parallel Tank Store and the cooperage to its south and west.

The Rum Store was heavily bombed in World War II in 1940 and therefore is in a derelict state and is partially collapsed.



Fig. 5 Rum Store in the foreground with Grade II Tank Store in the background.

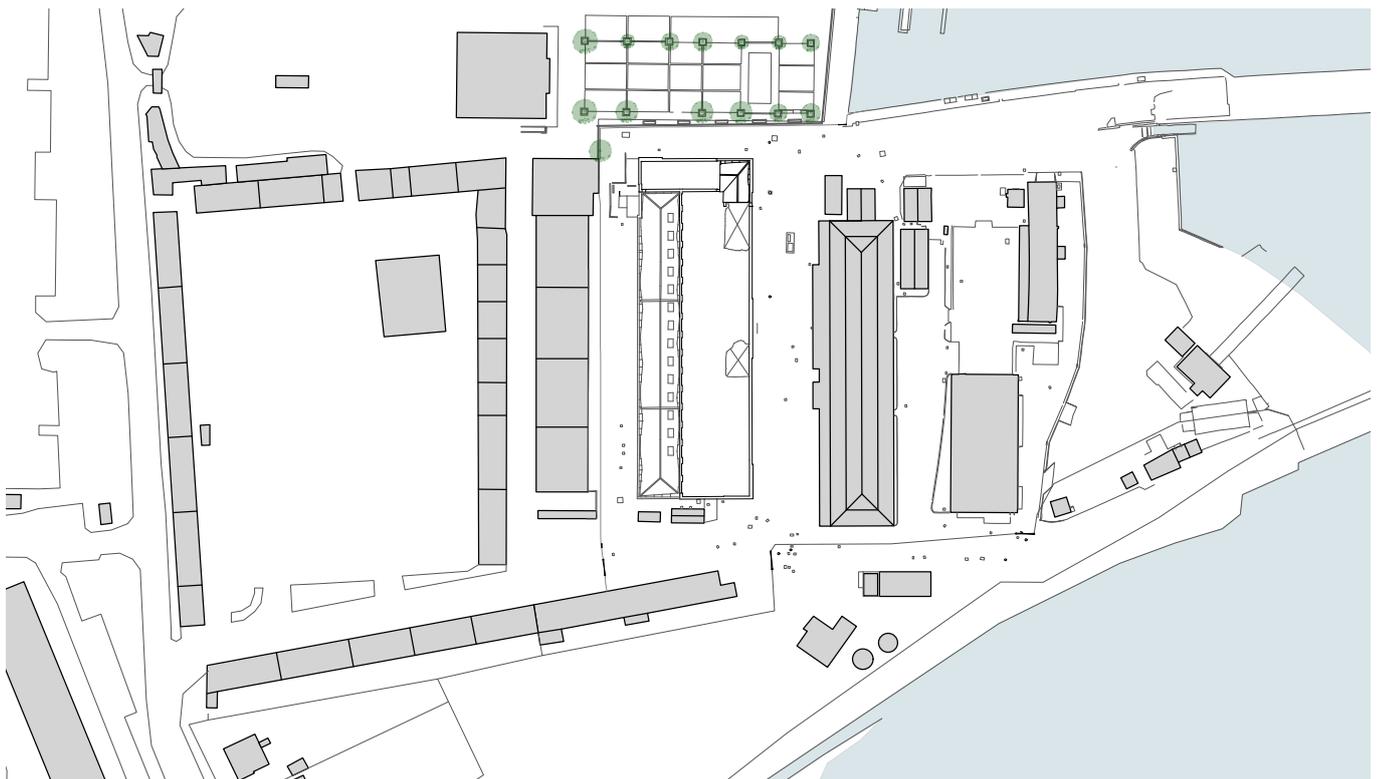


Fig. 6 Site Plan as Existing

1.4 Historic Development

The Rum Store, also known as the New South Store, is a storehouse with a complex past.

It is built out of red brick in a modified Flemish bond, and is between one and three storeys high. At the first and second floor levels there are Portland stone string courses, and at the top a high brick parapet with a thin stone coping. The Rum Store is a large rectangular building split into three long sections. The western wing is only one storey with an original slate hipped roof on timber trusses. The central and eastern wing are largely two storey with a flat roof, however there is a small north eastern section which is still three storeys. Within the three storey section there is a portion of the original moulded cornice underneath a rebuilt parapet.

The windows are largely sash of either twelve or sixteen panes, and have stone cills and brick vousoir heads. There are multiple large loading doors which extend to ground or floor level across the elevations.

Internally the building has suffered neglect in recent years, the flat roof has failed in parts causing decay to the timber below. The eastern wing of the building retains a timber floor, however the central wing has a cast iron floor, created as part of the fireproofing remodelling. Over the cast iron is laid a bitumen floor.

The Rum Store began as part of a large storehouse constructed by Samuel Wyatt in 1758. Little of this era of the store is thought to remain, as during George Ledwell Taylor's work on the yard in 1830 he reported that the storehouses were very dilapidated, and so the building was modified and largely rebuilt. New foundations were dug in 1830- with the excavation used to fill in the former reservoir- and the storehouse itself was built in 1831. This new storehouse was to contain beer in casks, malt, hops, and dry goods. After completion a wall and gates were moved to the South West corner of the building, these were later removed, but evidence remains in the brickwork.

In 1858 there is the first reference to the New South Store as the Rum Store- it is labelled as the 'Rum and Sugar Store' on a plan of this date. At some point between 1855 and 1899, the central section was rebuilt as a three storey fireproof structure- evidence points to this likely being around 1898.

Royal Clarence Yard suffered from bombing during WWII, and on December 5 1940 an incendiary raid set fire to the roof. As the spirits contained inside were highly flammable the fire raged for some time, destroying almost all of the roof and third storey. The iron beams within the fireproof portion of the building led to cracking all along the fabric of the west side of the building.

After the fire parts of the roof were rebuilt as a flat roof, fireproof doors were added and some of the blocked arches into the fireproof section were reopened. Only a small section of the building in the North East corner remains three storeys high.

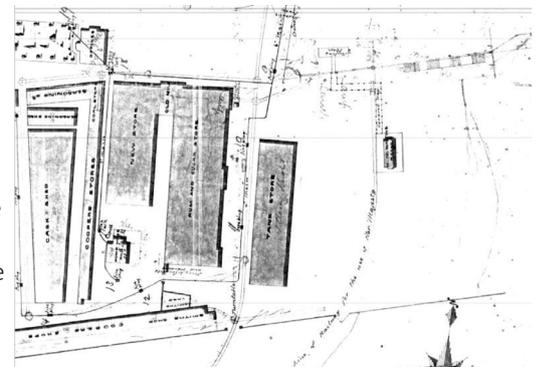


Fig. 7 OS Map from 1861

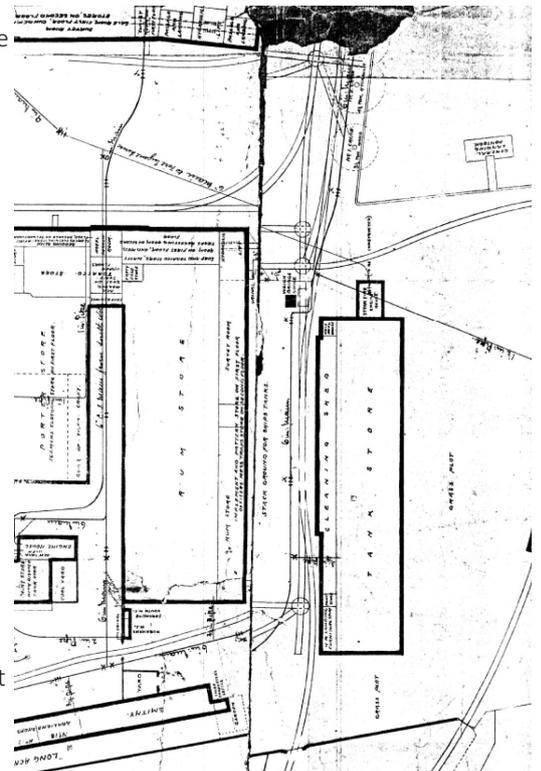


Fig. 8 OS Map from late 19th Century

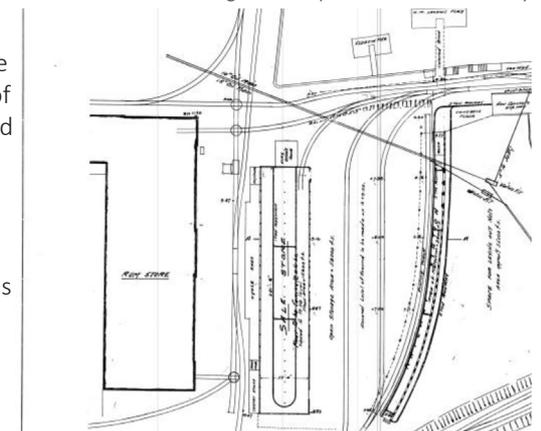


Fig. 9 OS Map from 1934

2.0 Statement of Significance

2.1 Approach

A 'statement of significance' is intended to provide a summary of the cultural and heritage values currently attached to a particular heritage site and how they interrelate, which distils the particular character of the place.

It should explain the relative importance of the heritage values of the place, how they relate to its physical fabric, the extent of any uncertainty about its values and identify any tensions between potentially conflicting values.

When a heritage asset is designated by Historic England, it is to recognise its special qualities and to protect it from harm, so that it may be enjoyed and sustained for the benefit of present and future generations. These special qualities are termed 'significance', and a place's significance is assessed by considering all the facets of its special worth – its heritage value.

People may value a place for many reasons beyond utility or personal association; for its distinctive architecture or landscape, the story it can tell about its past, its connection with notable people or events, its landform, flora or fauna, because they find it beautiful or inspiring, or for its role as a focus of a community.

Day to day management of a designated site, including the management of change so that the site may continue to be used for practical purposes, should be carried out with reference to these interrelated heritage values, for those changes to receive necessary statutory approval. Significance is assessed using the Historic England family of Heritage Values; evidential value, historical value, aesthetic value and communal value.

2.2 Degrees of Significance

The method for assessing the various aspects of significance are drawn from the guidance given by the English Heritage publication "Conservation Principles, Policy and Guidance"(April 2008).

The degrees of significance are defined as:

A. Exceptional Significance

Elements of the place which are of:

- key national or international significance, as among the best, or the only surviving example, of an important type of monument,
- or outstanding representatives of important social or cultural phenomena,
- or are of very major regional or local significance.

B. Considerable Significance Elements which constitute:

- good and representative examples of an important class of monument or the only example locally,
- or have a particular significance through association, even if surviving examples may be relatively common on a national scale,
- or which make major contributions to the overall significance of the monument.

C. Moderate Significance Elements which:

- contribute to the character and understanding of the place,
- or which provide an historical or cultural context for features of individually greater significance.

D. Low Significance Elements which are:

- of individually low value in general terms,
- or have little or no significance in promoting understanding or appreciation of the place, without being actually intrusive.

2.3 Summary of Significance

Evidential Value - *How the physical remains of a place tell us about the past*

The Rum Store has undergone large changes over time. This remodelling, rebuilding, and significant bomb damage the building suffered does detract from the evidential value of the building's fabric, especially as some areas of the building remain puzzling. However this also adds to the story of Royal Clarence Yard's history, and enough of Taylor's original building remains, especially in facade, that it is easy to visualise his original design. It also provides interesting evidence as to the use of- and problems with- 'fireproof' iron construction.

The Rum Store is considered to be of considerable to exceptional evidential value.

Historical Value - *How people, events and aspects of past life are connected through a place to the present.*

The Rum Store has a long history, the current 1831 building having replaced an earlier store of 1758. While it is unlikely that any of the original South Store remains, the building may still have archaeological potential, and the design of the original store is thought to be reflected within the new design for the building. The building also represents a significant change in Naval history when grog replaced the beer ration.

The Rum Store has a considerable to exceptional historic value.

Aesthetic Value - *How people draw sensory and intellectual stimulation from place.*

The rum store is a good example of early industrial buildings, with very clean and simple designs. The storehouse forms an important part of the heritage and historical value of Royal Clarence Yard as a whole, allowing people to experience and understand the history of the site.

The Rum Store has a low to moderate aesthetic value.

Communal Value - *How people draw meaning from a place because it figures in their collective experience or memory.*

Due to its placement within Royal Clarence Yard, and its historical value, the battery will have a medium to high communal value to the residents within

Gosport and to members of the Royal Navy. However, its location reduces its communal value, as Royal Clarence Yard was not open to the general public, who to this day are unable to gain access to this part of the site. Opening up the structure and protecting it from further decay will increase its overall communal value.

The Rum Store has a low to moderate communal value.

Summary of significance

Overall, the Rum Store and the Tank Store form an important part of the history of the Royal Navy, and of Royal Clarence Yard. As one of only two purpose built victualling yards, in use for over 150 years, they form important historical evidence. The Tank Store is largely unchanged, on both the interior and exterior, and is in overall good condition. The Rum Store has a complex history, and suffered significant bombing, but still provides important physical evidence of Naval History and the change from beer to rum.

Overall level of significance: Considerable

3.0 Assessment of Impact

3.1 Outline of Proposals

Part of the building has been in gradual decline since the site was left redundant by the MOD. The flat roofs to the north and east sections of the building have failed allowing water ingress into the building. Over time, a significant portion of the roof structure has collapsed in these areas, and part of the first floor has subsequently collapsed.

These parts of the building are unsafe to enter and need to be cleared to allow detailed surveys of the condition of the building to be undertaken. This will be undertaken as the next stage of the project, which is part of the wider project to restore and bring the building back into use. Funding has now been secured to begin this larger project.

Once the partial removal of the roof and first floor has been completed, the building will be protected with a temporary scaffolding and roof to prevent further loss of fabric. All material removed will remain on site.

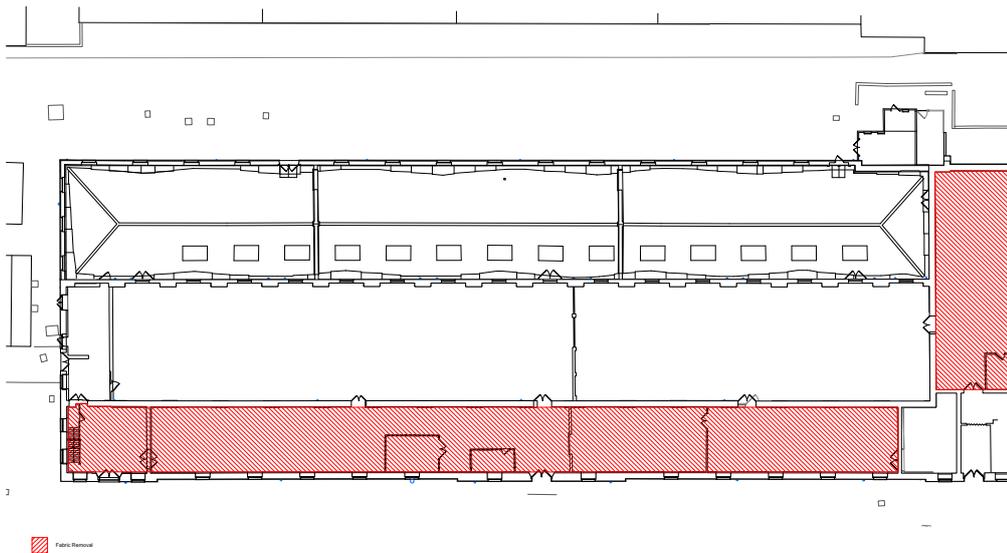


Fig. 10 First Floor Plan with Fabric Removal

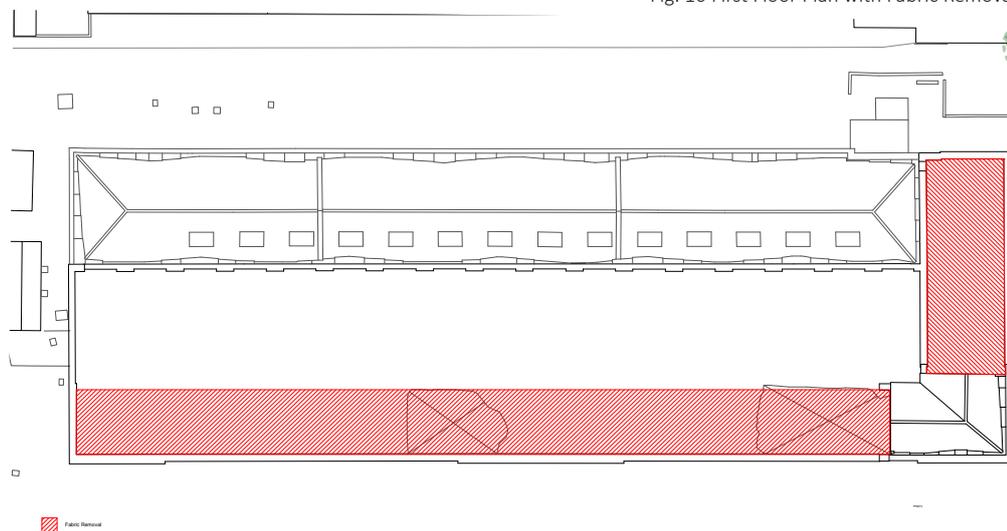


Fig. 11 Roof Plan with Fabric Removal

3.2 Impact of Proposal

	Description of proposed works	Impact on historic fabric	Impact on setting of heritage asset	Overall impact on significance	Extent of impact	Heritage Benefit/Mitigation
1	Removal of 1850's first floor	Moderate	Moderate	LOW to MODERATE	Moderate	<p>There is a moderate impact on the building's heritage by removing the 1850's first floor, due to being part of the building's original layout and fabric. Further to the structural survey which identified the poor condition of the floor, removal of this fabric is necessary to avoid further damage to the Rum Store. There is concern that an unmanaged collapse of the first floor could damage the main facade.</p> <p>Where sound, the first floor beams will be left in-situ for further inspection.</p>
2	Removal of 1940's flat roof	Low	Low	LOW	Moderate	<p>The roof to this part of the building was formed following the bomb damage during the Second World War. It's significance is lower, and for the same reasons for removing the first floor, removal of this fabric is necessary to avoid further damage to the Rum Store.</p>

	Positive
	Neutral
	Negative

A method statement has been prepared by the contractor undertaking the work and is included within the appendix.

Appendix

- A Contractors Method Statement**
- B Structural Engineers Report (see separate document)**
- C Preliminary Roost Assessment (see separate document)**



Method Statement			
Title:	<i>Demolition of Rum Store roof and 1st floor.</i>		
Job:	<i>Victoria Quay, Gosport</i>		
Client:	<i>UK Docks</i>		
Date:	06/11/2023	Revision:	01

Registered Office: Walton Road, Farlington, Portsmouth, Hampshire Po6 1UJ.

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Directors: M.Burras Vat Registration No. 109222011

Title:	Demolition of Rum Store roof and 1st floor.		
Job:	Victoria Quay, Gosport		
Client:	UK Docks	Date: 06/11/2023	

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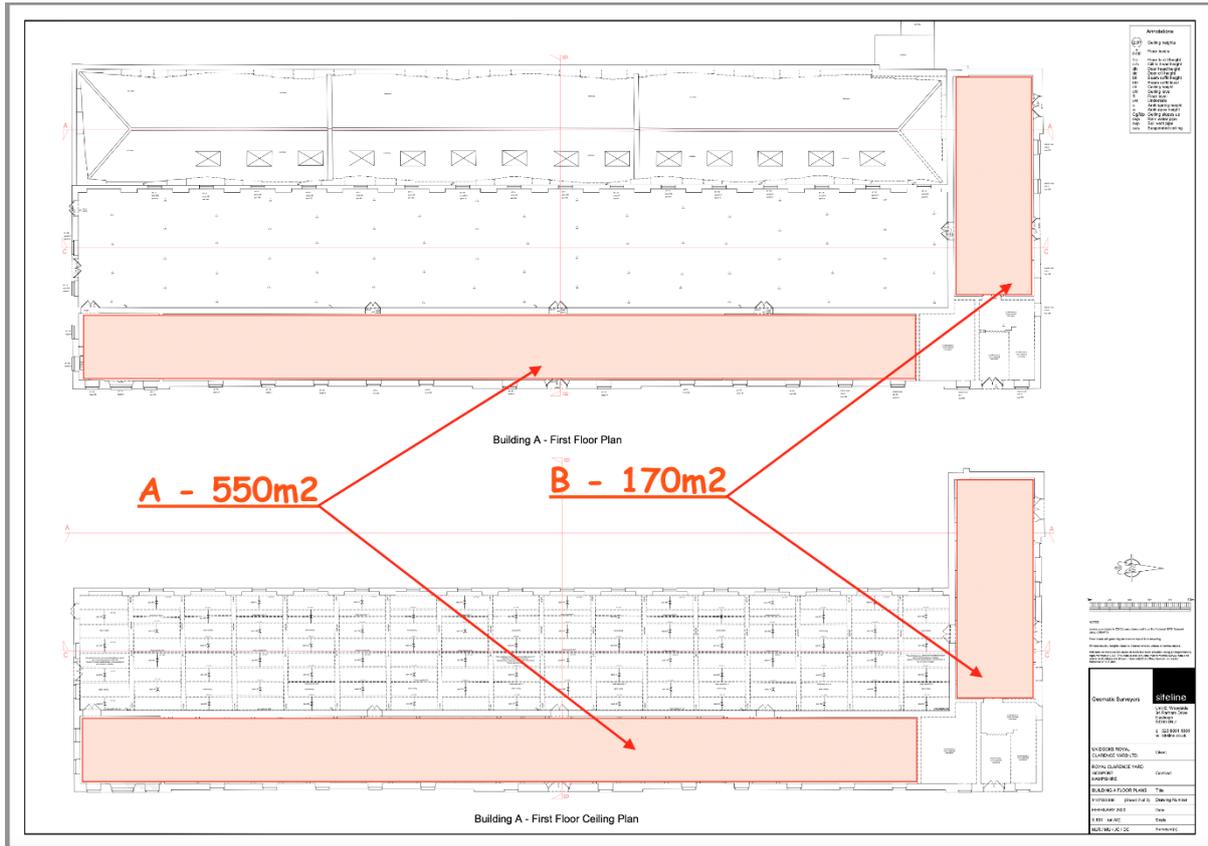
Title:	Demolition of Rum Store roof and 1st floor.		
Job:	Victoria Quay, Gosport		
Client:	UK Docks	Date:	

SITE LAYOUT/ BUILDING TO BE DEMOLISHED

The areas marked on the drawings below shows the roof and ground floor that is planned to be demolished. This is to be done in two phases.

Phase 1: This will consist of removing any material from the areas that have already collapsed.

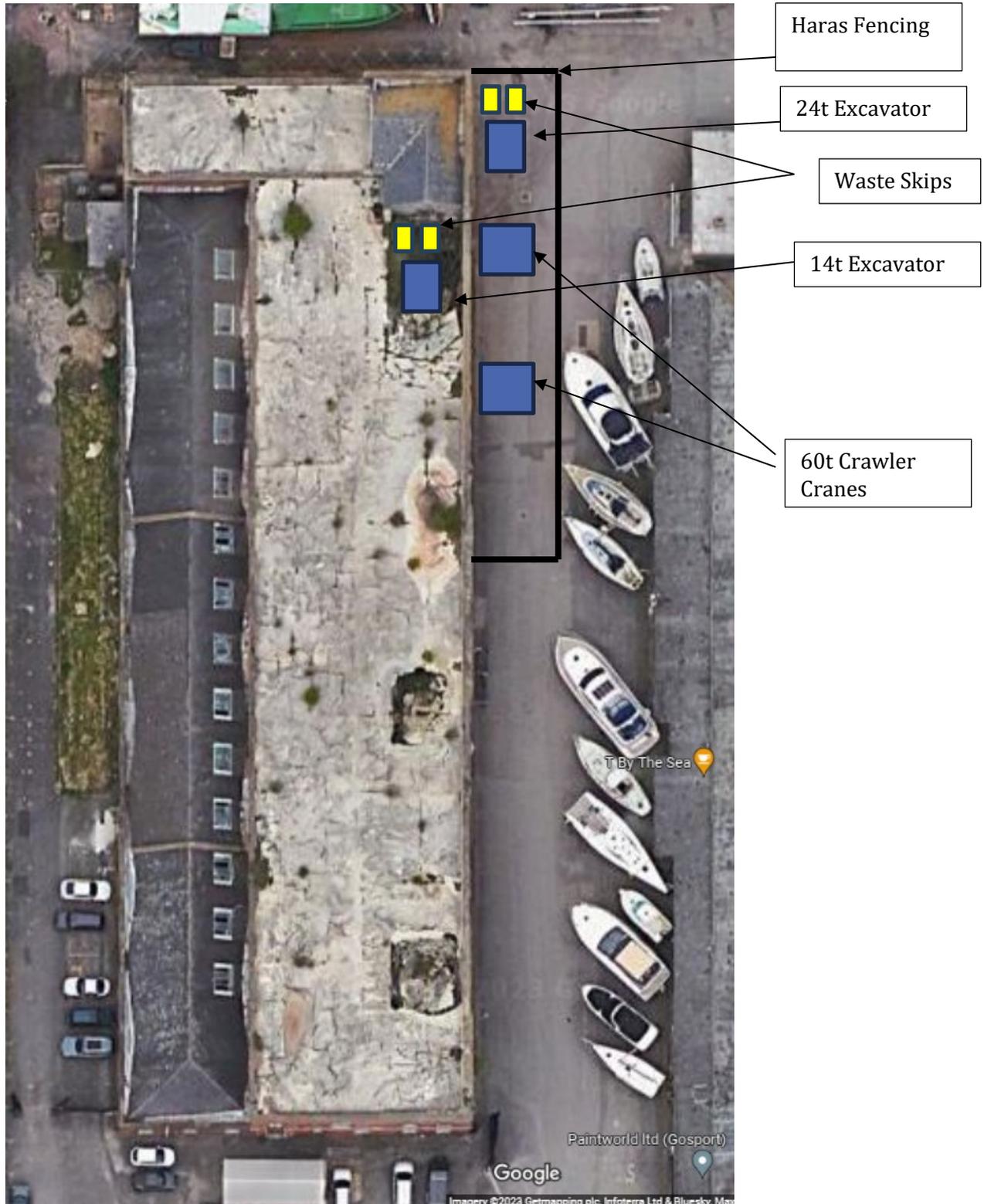
Phase 2: This will consist of removing the remaining roof and ground floor leaving in place any beams that are still structurally sound.



Building A - Roof Plan

Title:	Demolition of Rum Store roof and 1st floor.		
Job:	Victoria Quay, Gosport		
Client:	UK Docks	Date:	

The following setup will be used when carrying out the demolition.



This will be moved three times to service each section of the works.

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Job:	Victoria Quay, Gosport		
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SEQUENCE FOR DEMOLITION

The demolition will be split in two stages.

Phase 1: This will consist of removing any material from the areas that have already collapsed. This is to allow for safe access to view the other areas that have not collapsed. All timber will remain onsite for inspection.

Phase 2: This will consist of removing the remaining roof and ground floor leaving in place any beams that are still structurally sound.

PHASE 1

The first phase of the demolition work will consist of clearing the areas that have already collapsed this will allow safe access in to view the remainder of the building and allow for other surveys if needed.

1. The first job will be to set up the work area as shown above, as this will be the 1st section that will be cleared.
2. Using one crane with a man in a man basket he will be lowered into the work area. Staying in the basket and above any collapsed building.
3. The second crane will have a set of chains on so that any large timbers can be chained up and removed to clear an area for the excavator.
4. All timbers will be left onsite all waste material will be removed from site.
5. Next a 14t excavator will be lowered into the work area with the use of a crane.
6. Two skips will also be lowered into the work area one for waste material and one for timber.
7. The 14t excavator will have a grapple attachment on and will pick through the remaining collapsed material separating it into the two bins.
8. These will be lifted out and cleared as required. ALL timber will stay onsite.
9. Once all off the collapsed and loose material in this area is cleared the process will be repeated in the other already collapsed areas.

PHASE 2

The next phase of the works will be to clear the remaining 1st floor and roof on the areas highlighted above.

This will be done following the same sequence as above with a 14t excavator lowered into the already clear spaces.

It will then work its way along using the grab to pick the floors apart separating them as they go into the skips within the building that will then be removed and cleared.

At this stage of the works, it would have been agreed whether the timber is to be disposed of or kept onsite.

Some of the beams have been reinforced with steel. It is expected that these beams will stay in place. If this is the case the excavator will be lifted over them as it works its way along, with the crane. If they are to be removed, they will be cut out as we go.

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Larger intact beams will be lifted out with the crane. Smaller beams will be loaded into skips.

All beams seem to be placed into a preformed opening in the brickwork, so it is not expected to cause too much damage when these are removed. Any loose bricks in the area will be removed as work progresses.

GENERAL SAFETY INDUCTION

A representative of the Principal Contractor will carry out a site safety induction for Burras Ltd site operatives. The safety induction will highlight the hazards and risks related to the site and work areas also items such as smoking/non-smoking areas, fire precautions and means of access and egress etc.

FACILITIES: THE PRINCIPAL CONTRACTOR WILL PROVIDE THE FOLLOWING FACILITIES

- Water supply equivalent to ¾ inch supply at mains pressure located adjacent to the piling areas.
- Prepare and maintain all weather hard-standing delivery vehicles, access, and egress areas.
- Welfare facilities.
- Location of existing utility services and diversion/making safe as necessary.
- Removal of any asbestos

PRE-COMMENCEMENT OPERATIONS

- All site operatives will sign in/out on a daily basis at the site office or at a designated location.
- Any health and safety issues raised during the safety induction will be discussed with the Principle Contractor before work commences.
- All Burras Ltd operator training certificated will be copied and issued to the Principal Contractor before works commence.
- All Burras Ltd personnel are competent and trained for the function sand work being carried out.

ACCESS AND EGRESS TO SITE

- Access for both the Excavator, Crane and materials will be via site entrance during normal working hours and in accordance with the Principal Contractors instructions.
- Materials will be loaded and stored in the designated areas as advised by the Principal Contractor.
- Delivery times will be undertaken in agreement with the Principal Contractor.
- All plant will be checked for operability before delivery vehicles leaves site.
- Any defects, breakdowns or problems with plant will be reported to the Burras Ltd plant engineer.

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MATERIALS TO BE STORED ON SITE

- Diesel contained within bunded area.

GENERAL SITE SAFETIES

Personal protective Equipment (PPE) will be provided for all personnel, as a minimum the following will be available:

- Safety Head Protection.
- Safety Footwear.
- Hand Protection.
- Eye/Face Protection.
- Hi-Visibility Clothing.
- Overalls.

It is the responsibility of all personnel to wear the protective equipment provided, as defined by the risk assessments, the site Foreman will enforce this policy and ensure that the correct equipment is worn when required.

PLANT DETAILS

- Crawler Crane
- Excavator.
- Bunded tank holders.
- Secure stores.
- Hydraulic grapple
- Telescopic crane

SITE SUPERVISION

The site Foreman is responsible for all aspects of the site operations and will ensure that the works are undertaken in accordance with the procedures set out within this document.

NOISE

Noise generated by the construction process will be considered and its impact on neighbouring areas and properties mitigated.

No breakers or noisy plant will be used during the demolition works. The loudest equipment expected to operate will be a 14t excavator and Crawler Crane. The 14t excavator will be operating inside the existing building so the sound from this will be dampened further.

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EMISSIONS FROM SITE

- All temporary site lighting will be faced into the site, and not directed outwards towards any neighbouring properties.
- During works the main air pollution emissions are the dust generated when building materials are broken up and the fumes from machinery, high pressure hoses will be used to saturate all bulk materials with water during the process and whilst loading the waste materials for disposal, machinery exhaust emissions will be kept as low as is practical by using well maintained vehicles and machinery at all times.
- All HGV's removing spoil from the site will be fully sheeted to minimise the risk of any mud over spilling onto the highway.
- A wheel-washing facility will be provided, as required, for the duration of the construction works to ensure the levels of soil on roadways near the site are minimised, the wheel-washing facilities will be in the form of a hose down point located adjacent to the entrance, we will have a large hardstanding area for vehicles to park on, the demolished materials and excavation will be loaded directly into the lorry, we anticipate that the wheel washing requirement is minimised due to our concrete hardstanding at the site, any overspill will be washed off the road surface.
- The area around the site including will be regularly inspected and adequately swept to prevent any accumulation of dust and dirt.
- Burning of materials on site will not be permitted at any time in order to prevent smoke emissions.

CONTROL OF DUST EMISSIONS

The principal construction activities that will generate dust are typically excavation, foundations and external works.

The materials disturbed by excavation activities are inert materials (principally crushed concrete and clay/gravel fill) and therefore the dust generated during their removal and transportation does not represent a hazard to either people or the environment.

We will also add shielding to cutting equipment.

When activities are being carried out that risk generating large volumes of airborne dust, BURRAS Limited will employ dust suppression measures.

This will normally take the form of damping down and dust screens.

Good site management will be strictly enforced to ensure work areas are kept clean and tidy at all times to prevent the migration of dust throughout the site.

There will be a fully trained Site Manager on site throughout the construction period. We will be using water as dust suppressant where applicable and muck-away trucks will be covered to prevent wind effects on contents.

