**Heritage Statement**

**4 Sussex Road, Petersfield, GU31 4JX**

**1. Introduction**

This statement forms part of a retrospective listed building consent application for the installation of a waterproof membrane system into the vaulted area of the property. The vaulted area was previously converted into a utility room with cloakroom under a previous application by a previous owner (planning reference: SDNP/17/03882/LIS), and this does not represent a change of use for the area.

This is not a standalone document it must be read with the application which constitutes the principal information.

**2. Proposal**

2.1 Retrospective listed building consent is sought for the installation of a waterproof membrane system into the Vaulted area of the property.

Retrospective consent is sought in order to mitigate excessive damage caused to the vaulted area owing to the previously installed system having failed to prevent large amounts of ingress rainwater travelling through the brickwork and general structure of the Vault.
Prior to the work being carried out, extensive damage was caused by large amounts of rainwater entering the building from saturated land above following rainfall; damaging the internal walls, flooring, fixtures and fittings, causing damp issues and posing several safety risks.

The intended purpose of this work is to conserve the building for many years to come, avoiding further damage and to ensure that the intended use case for the area can be assured.

Without this work, the brickwork and general makeup of the vaulted area would deteriorate over the years to the point at which it could become structurally compromised. Additionally, its use as a utility room/cloakroom would become impossible.

2.2 The installation replaces a faulty/inapplicable Tanking system installed by a previous owner. It involved:

* Removal of the internal faulty Tanking/Membrane system installed by previous owners, stripping back the Vault/Utility Room back to its original state
* Temporary removal of the plasterboard partition between the main utility area and the cloakroom which was installed by previous owners
* The installation of Cavity Drain Membrane Lining against the walls/arches and floor of the Vault/Utility Room up to and including over the door frame and on to the abutting Kitchen walls
* The installation of a mesh over the top of the Cavity Drain Membrane Lining applied to the walls/arch
* The installation of a new doorframe and accompanying skirting board to accommodate the membrane and plasterboard
* Leveraging the Cloakroom’s drainage in order to drain any rainwater out to existing drain in the Courtyard/Garden
* The installation of TG Chipboard flooring over the membrane installed on to the floor
* Reinstating the partition chipboard wall for the cloakroom removed earlier in the works

2.3 The installation made no changes to the exterior of the building or its character whatsoever and had no effect on the land above the vaulted area.

**3. Identifying the Heritage Asset**

4 Sussex Road is Grade II listed cottage, listing number: 1093526 (part of a joint listing of numbers 4 & 6 Sussex Road). It was initially listed on 19/02/1973.

The vaulted area of the property to which this application applies is at the rear of the building, underneath unused land owned by a third party (subject to a flying freehold).

3. Assessment of impact and mitigation

3.1 The exterior of the building has not been altered in any way and as such is still in keeping.

3.2 No impact on any neighboring properties applies.

3.3 Traditionally, vaulted areas would have been used for storage of goods and would never have been thought of or designed as accommodation or livable spaces. Given that consent was granted to transform the vaulted area into a utility room and cloakroom under SDNP/17/03882/LIS, this would not be possible to achieve without the installation of the waterproof membrane system, as otherwise the area would fill with rainwater over time

3.4 The owner of the land under which the vaulted area lies (and is subject to a flying freehold) was informed of the proposed works and was happy to allow access to his land, accompanying technicians from the waterproofing specialists.

4. Conclusions

4.1 It is considered that the work undertaken to waterproof the vaulted area of the property is both appropriate and required in order to preserve the structural integrity character of the building for years to come.

4.2 In the absence of a waterproofing system, the vaulted area would fall in to disrepair; filling with water, causing damp issues which would likely spread to the remainder of the property.

4.3 Given that consent was granted to transform the vaulted area into a utility room and cloakroom under planning reference: SDNP/17/03882/LIS, this would not be possible to achieve without the installation of the waterproof membrane system, as otherwise the area would fill with rainwater over time and pose significant safety concerns.

4.4 This application is considered to positively contribute to the character, appearance and preservation of the Grade II listed building for many years to come such that future generations may benefit from it’s rich history.