

HERITAGE STATEMENT

Introduction

It is proposed to carry out maintenance and repair works to the boundary wall at Osbert House, Notley Place, off Peppard Road. Osbert House itself is Grade II listed and the site lies within the Surley Row Conservation Area. Listed Building Consent is therefore required for the intended maintenance works to the wall which is suffering from varying defects along its length.

The house is Early C19. Large 3 storey painted stucco villa, altered, with unusual 2 storey portico and verandah to south. Coupled Doric columns with entablature and low balustrade over. 1st floor verandah has slender coupled columns. Moulded cornice below 2nd floor, window cills with upright cresting along eaves. Smaller cornice and blocking course over 2nd floor and hipped slate roof. 3 windows on 2nd floor with either drip moulds or architraves, broken by shutters. 6-light transomed windows to ground and 1st floors. C20 8 panel doors in centre in plain raised surround. Later C19 extension to right - a 2 storey angled bay - and a further modern 3 storey brick extension to right. Interior arranged circa 1920s with oak panelling and dividing balustered staircase. The house is approached by a short avenue of lime trees from Peppard Road.

Feature

The wall that bounds Surley Row.

Description

It is of masonry construction and retains approximately 1m of ground for most of its length. The wall appears to comprise a series of walls of different dates with minor variations in construction, but all brickwork.

Significance

The Listing and conservation area descriptions do not appear to attribute any significance to the wall itself.

Proposed Works

The proposed works comprise various repairs to different sections of the wall ranging from repointing to rebuilding. In areas where the damage is due to mechanical pressure from adjacent TPO protected trees, works can only be detailed following engagement with the relevant Council Officers to resolve the conflicts. There are Highways safety issues both in terms of wall condition (one section is currently temporarily restrained by scaffold) and from the perspective of undertaking repair works, but the extent of road disruption cannot be determined until the scope of work is determined.

Possible Impact

The impact on the wall should be positive, but delays to the works will have a negative impact as further deterioration will occur.

Justification/Mitigation

The owner responsibly seeks to maintain the asset in the best condition possible, whilst complying with Listed Building requirements.