

# FAREHAM BOROUGH COUNCIL



## Buildings at Risk Survey

2006

FORUM  
Heritage  
Services

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Cover: Cart shed, Great Posbrook Farm,  
Posbrook Lane, Titchfield

## Background

Fareham Borough Council commissioned Forum Heritage Services to undertake a Buildings at Risk Survey of all buildings (primary and curtilage) contained within the 440 entries (which equates to 593 separate buildings) on the List of Buildings of Special Architectural or Historic Interest within the Borough.

The purpose of the survey was to establish a general picture of the condition of the listed building stock, including all curtilage buildings, deemed listed by reason of their relationship to the principal house or structure. The Borough Council will use this information to prioritise resources towards buildings (or groups of building types) that are at risk from neglect, are vulnerable to decay or in need of urgent repair.

## Introduction

Between 1990-92 English Heritage began promoting Buildings at Risk surveys and published *Buildings at Risk a sample survey* in 1992. This encouraged local authorities to undertake condition surveys of their listed building stock on the principle that effective conservation and use of local authority resources depends on having up-to-date information about the problems and issues relating to the historic built environment.

Between the months of May and September 2006 a survey of all listed buildings and associated curtilage structures in the Fareham Borough was undertaken on behalf of the Borough Council. The main purpose of the survey was to identify any listed buildings that are 'at risk' from neglect or decay. This survey methodology is believed to be one of only a limited number of similar comprehensive surveys in the country (Basingstoke and Deane are the only other known authority to have undertaken such a survey – this was also carried out in part by Forum Heritage Services).

Listed buildings often form the core of historic settlements, their style and materials contributing to the familiar and cherished 'sense of place' of many of our hamlets, villages and towns. Curtilage structures are buildings or structures within the curtilage of a listed building that were extant in 1948. These structures are also covered by the listing legislation and in many cases are important to the setting of the listed building and the understanding of its use, status and in some cases evolution. Taking the example of the farmstead; the farmhouse and some of the farm buildings such as the threshing barn and granary may be individually listed, other curtilage buildings such as stables and cart sheds are important in terms of the setting and in understanding the farmstead as a whole.

Although it has been possible to quantify the number of listed buildings in the borough, it has never been possible to state with any certainty the number of historic buildings that are covered by listing and for which demolition and

alterations effecting their character or interest would require Listed Building Consent and thus staff resources at the Borough Council. The survey recorded a total of 798 individual buildings and structures, both listed buildings and their associated 'listed' curtilage structures.

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that any works that effect the character and special interest of a listed building requires Listed Building Consent thereby giving the local planning authority the powers to refuse permission for demolition and to ensure that special features of a building are not lost during alterations or repair schemes. The legislation also provides a mechanism for local authorities to ensure that listed buildings are adequately repaired if maintenance is neglected. Whilst control over change is provided through the planning system, the only way to identify those buildings that are at risk from neglect or decay is to look at the listed building stock. This is particularly important in the semi rural areas where many listed farm and country estate buildings are not accessible from public areas and special permission is required to gain access.

## The Survey

### Methodology

The survey utilised the English Heritage Buildings at Risk Survey scoring system where the condition of the building is assessed and assigned into one of four grades 1-4 Very Bad, Poor, Fair and Good, and the results were recorded on forms developed from the English Heritage Survey form (Appendix B – for sample survey form).

The guide for assessing the condition was as follows:

#### **1 - VERY BAD**

A building where there has been structural failure or where it can be reasonably anticipated. Although relatively few buildings will fall into this class it may appear that a wider range of condition is covered under this heading than under the other three categories. It will include derelict buildings which have appeared ruinous for some years. It is difficult to predict when such structures will collapse. A building which would be considered liable to collapse in harsh weather should certainly be included. It will also include buildings which are complete but where part of the structure is suspect, for example, an unstable gable wall. If it is known that the internal structure is liable to collapse the building should be classed as condition 1.

#### **2 - POOR**

A building in poor condition is one which is clearly deteriorating. There are obvious faults likely to lead to structural failure, for example, a building with an area of missing slates but where the roof structure appears still to be sound; missing or badly defective gutters and down-pipes for rainwater. A building with numerous maintenance failings would fall into this class, for example, decayed window frames and blocked gutters and signs of damp.

#### **3 - FAIR**

A building in fair condition is one which is structurally sound but in need of minor repairs or which suggests a lack of maintenance, for example, decayed window frames or gutters blocked or signs of damp. Individual elements might be described as being in poor condition, for example, patches of pointing might be eroded. The overall assessment would be fair condition.

#### **4 - GOOD**

A building in good condition is one which is structurally sound, weather-tight and with no significant repairs needed.

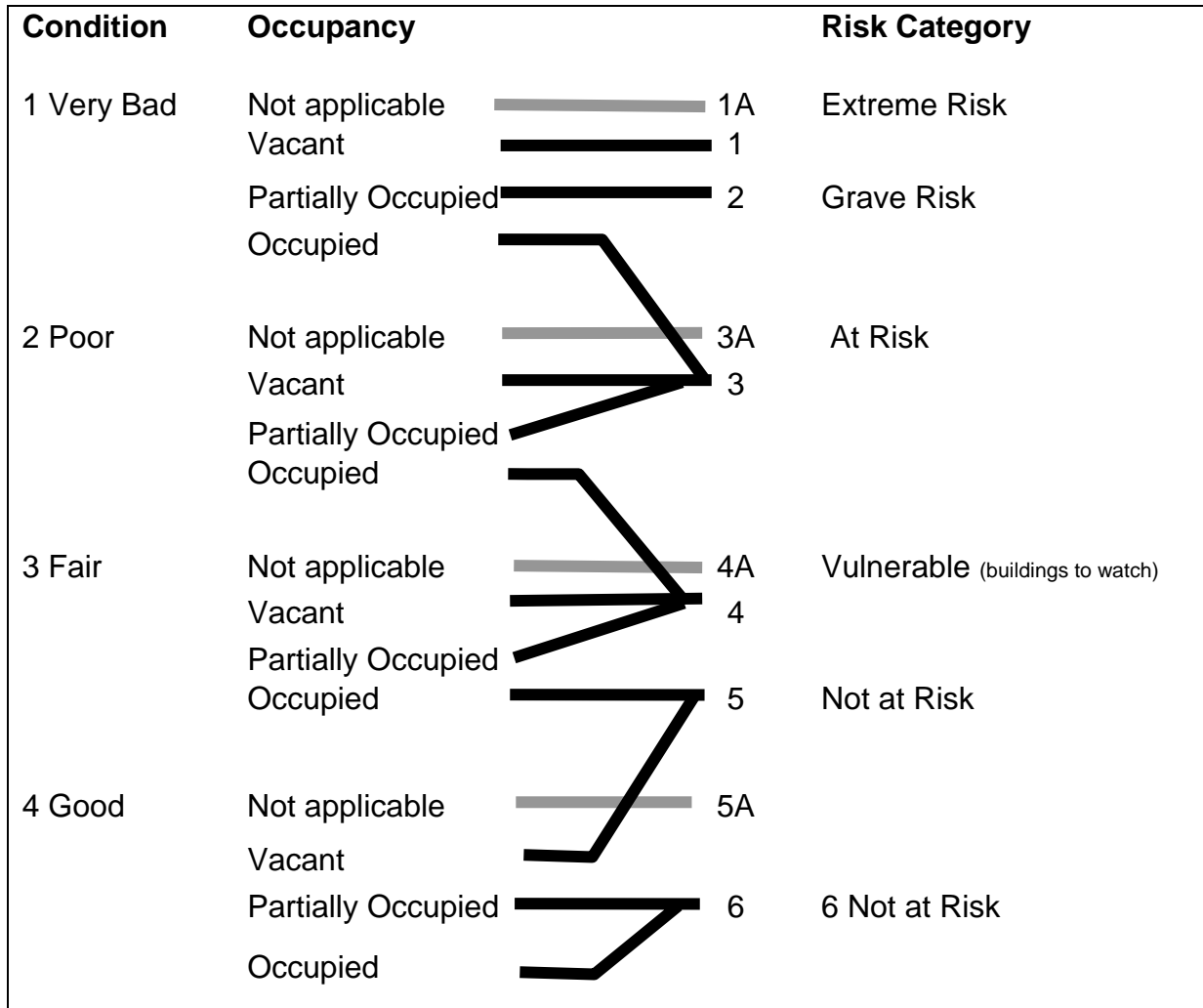
The survey forms were pre-printed with the building name, listing grade, Hampshire County Council's Primary Reference Number (PRN) the building type and the list description. This information was taken from a database held by Fareham Borough Council. Although the aim was to survey all listed buildings, in some cases permission for access to a building was not granted by the owner. Where such a building could not be seen from public areas the building was not surveyed. As a result only a very small number of buildings were not surveyed.

The condition of the building was assessed and where considered to be in Good or Fair condition only the front of the form was filled in with a short summary of the condition. Where a building was considered to be in Poor or Very Bad condition the reverse of the form was filled in allowing a greater level of detail about the condition of the individual elements of the building to be recorded.

The English Heritage system recognises that the level of risk is influenced by the occupancy – a building that is vacant or partially occupied, for example, where the upper floors are unoccupied and where a leak in the roof may go un-noticed for some time, is at greater risk than a building that is fully occupied. Using the English Heritage scale (Fig. 1) the condition score is 'filtered' through the occupancy status to give a risk score of 1-6. Buildings rated 1-3 are deemed to be 'at risk', those that have a risk score of 4 are regarded as being 'vulnerable' and if left will be at risk. Buildings with a risk score of 5 and 6 are not at risk from neglect or decay.

Many historic structures such as boundary walls, gate piers, chest tombs or monuments cannot be 'occupied' and in such cases the risk score was derived from reading directly across the risk scale from the condition score. To distinguish these structures the risk score was also denoted with the letter 'A':

<b>Condition</b>	<b>Risk Index</b>	<b>Level</b>
1 (Very Bad)	1A	Extreme Risk
2 (Poor)	3A	At Risk
3 (Fair)	4A	Vulnerable Buildings
4 (Good)	5A	Buildings not at risk



*Fig. 1 English Heritage scale assessing condition against occupancy to define degree of risk*

The results of the survey were based on an external inspection only and so it does not purport to be a full condition survey which would have required access to the interior of all buildings. It is therefore, possible that some buildings which appeared to be Fair or Good condition from external appearances may have problems visible only from the inside that would rate them as Poor or Very Bad condition. Where there were concerns over the condition of a building but it was not possible to assess the problem externally, for example, where there were significant undulations in a roof, the need for a more detailed, internal, survey was recorded on the survey form.



## Photographs

Photographs were taken, where possible, of all elevations of each building. These were in digital format and form part of the survey work. They are annotated with the Hampshire County Council Primary Reference Number (PRN) then the facing direction of the elevation (north, south, east or west) followed by the number taken of that view denoted as a #1, #2 etc. In addition, where photos of particular problems have been taken they are denoted as PRN number followed by 'detail' and then numbered concurrently #1, #2 etc. Curtilage buildings are denoted by PRN then numbered from 20 onwards followed by the number taken of that structure as #1, #2.

*For example:*

Lower Swanwick Farmhouse and barn (to south) - not separately listed but within the curtilage

Hampshire CC reference: 597

Photos taken of all elevations, three of non roadside (west) : 597N, 597S 597E, 597W, 597W#1, 597W#2

Four photos taken of barn: 597-20#1, 597-20#2, 597-20#3, 597-20#4

One taken of brickwork: 597-detail

## Personnel and survey conditions

All survey work was undertaken by James Webb, Forum Heritage Services over a period of four months. The weather for almost all survey days was fine and often bright sunshine.

## Contact with owners

Fareham Borough Council mailed information about the survey to all occupiers of listed buildings detailing why the survey was being undertaken and approximately when they were likely to be visited (see Appendix A). The surveyor was provided with a letter of authorisation. In most cases it was necessary to make contact with the occupier to gain access to the rear of the property and to survey curtilage structures.

The surveyor was required to make a minimum of 1 attempt to contact occupiers to arrange to view the property where it was not possible to complete the survey from public areas. Occupiers were initially invited to contact the Borough Council if they required the surveyor to make an appointment before visiting and on



occasions a letter and contact details was left requesting the occupier contact the surveyor directly to arrange a convenient time to visit. A small number of occupiers (19) contacted the Borough Council to request an appointment. These were duly followed up with telephone calls and arrangements for visits made. When face-to-face contact was made with occupiers access was usually granted with only a very small number (2) denying access. A small number of occupiers refused to allow photographs to be taken from their property on the grounds of concerns over security (2).

### **Data management and archive**

Information under the following headings has been added to Fareham Borough Council's database of listed buildings:

- Occupancy
- Ownership
- Upper floors in use?
- Condition notes
- Condition
- Risk Category
- Management
- Change of use
- Survey date

For curtilage buildings, the majority of which were previously unrecorded, a new record was created. This included a brief description, materials, approximate date and relationship to main (listed) building was recorded along with an assessment of their condition. The UID of the principal listed building was recorded as the parent record thus providing a link between the listed building and its curtilage structures.

Fareham Borough Council holds the original survey forms and all annotated photographs as digital images.

## **Analysis of Data**

## Results of the survey

This section presents the results of the survey in relation to listed and curtilage buildings and gives an analysis and discussion of the building types that were found to be at risk and vulnerable.

After entry of data into an Excel spreadsheet database analysis of the survey findings was undertaken.

Every effort has been made to check the accuracy of the results but, particularly in relation to building types, they should be taken as representing general trends only.

## Scheduled Monuments

The Borough has four Scheduled Monuments; Titchfield Abbey Barn (Grade I), Portchester Castle (Grade I), Stony Bridge (Grade II) and Fort Fareham (Grade II) which are also listed buildings. These were surveyed as part of the project.

Fort Fareham is a building well known to the local authority and a number of reports and strategy documents have been commissioned to tackle the question of the fort's long term future. This is one of the few publicly accessible forts where the scale of these structures can be fully appreciated. The survey has shown that brickwork is suffering and many open joints and vegetation filled fissures were observed particularly to cappings and revetments (Figure 2) where the long term ingress of water is going to have a potentially damaging effect on the underlying superstructure of the fort.

Only the publicly accessible elements of the fort were surveyed and it is recommended that this particular building is surveyed regularly to flag up potential major problems before they become catastrophic. This building needs constant repair and consolidation on a sensible revolving programme if it is to have any chance of surviving in its substantially intact state that is at present showing signs of significant erosion.



**Figure 2:** *excessive vegetation to wall cappings*

There are 593 records of listed buildings recorded on the Fareham Borough Council listed buildings database which formed the basis for survey:

3 buildings listed at Grade I;  
24 buildings listed at Grade II\*;  
566 buildings listed at Grade II.

The numbers of buildings surveyed, by grade, were:

3 Grade I buildings surveyed;  
24 Grade II\* buildings surveyed;  
563 Grade II buildings surveyed.

The listed buildings not surveyed are well known to the local authority and they do not distort the statistic. Using the English Heritage system for assessing condition and relating the level of risk to the occupancy of the building, the survey found 17 listed buildings to be 'at risk' and 34 to be 'vulnerable' (Fig. 3).

	No. surveyed	No. 'at risk'	No. 'vulnerable'	% at risk or vulnerable
Grade I	3	0	0	-
Grade II*	24	2	1	12.5
Grade II	563	15	33	8.5
<b>TOTALS</b>	<b>590</b>	<b>17</b>	<b>34</b>	<b>8.6</b>

**Fig. 3** Total of listed buildings surveyed by grade with numbers of Buildings at Risk and Vulnerable

Of these, two Grade II\* building are at risk (the barn at Great Posbrook Farm and Drying Shed No.2 at Bursledon Brickworks). The former is on the English Heritage Buildings at Risk Register and the latter appears in the *Threatened Historic Buildings in Hampshire 2005*, Hampshire County Council. Both buildings are well known to the local authority.

The survey has revealed that the barn at Great Posbrook is not secure and continues to be at grave risk from potential vandalism or worse.

Bursledon Brickworks is under the stewardship of the Hampshire Buildings Preservation Trust who have undertaken a considerable amount of repair work on the complex and have generally consolidated most buildings on the site. This has included the provision of new roofs, temporary roofs, refurbishment of

spaces to provide teaching facilities, study areas and small exhibition spaces. Drying Shed No.2 however remains at grave risk. The modern roof has completely failed in places and is letting in water. The fabric of this building is showing significant signs of decay with much vegetation in open joints and to the wall cappings (Figure 4).



**Figure 4:** Drying shed 2  
Burseldon Brickworks – roof has completely failed

With reference to the 15 Grade II listed buildings at risk, these vary from domestic properties (Foxbury Cottages, 1 Newgate Lane and Course House, Hunts Pond Road) Figures 5 & 6, through to boundary walls (Church of St Peter, Titchfield) – Figure 7 and including Fort Wallington – Figure 8.



**Figure 5:** Foxbury Cottages, 1 Newgate Lane, Fareham – Secure but unoccupied





**Figure 6:** Course House, Hunts Pond Road



**Figure 7:** Boundary wall and railings, Church of St Peter churchyard, Titchfield



**Figure 8:** Fort Wallington – Excessive invasive vegetation restricts survey and could cause damage to structure

It should also be noted that two of these entries recording buildings at risk with a risk index 3 or lower are entries with multiple structures, namely the churchyard monuments of the Church of St Peter, Titchfield and the Church of St Peter and St Paul, Fareham. Both churchyards contain some fine examples of church monuments including eighteenth century chest tombs some formerly railed, sculpture and elaborate headstones from the Victorian Period. Both churchyards contain in excess of 30 monuments of various periods and condition. Almost all are covered by thick, penetrating vegetation (Figure 9, often ivy which finds root in the fine joints of the ashlar work and prises the stonework apart. In the case of the chest tombs this can be disastrous for the structure as well as extremely dangerous to members of the public with potentially unsafe sections of substantial stonework.



**Figure 9:** Chest tombs St Peter's churchyard Titchfield, completely engulfed in aggressive vegetation

## Curtilage Buildings

The survey also recorded the presence of curtilage buildings. Their location was noted with a very brief description, materials and probable date. It should be noted that particular to Fareham, although seen in other parts of the County, the presence of distinctive rat trap bond walling was always recorded as it was felt that these particular walls are always of special interest particularly when forming part of the boundary treatments to listed buildings. A total of 205 curtilage buildings were surveyed and recorded, with 104 of these being boundary walls, the majority of which were rat trap bond.

Curtilage buildings are defined as buildings or structures within the curtilage of a listed building that were there in 1948 and they are covered by the listing legislation meaning that demolition or alteration to them may require Listed Building Consent. In some cases it can be difficult to ascertain the extent of the curtilage and so which buildings should be regarded as being listed by virtue of

their curtilage status, especially when the original unit has been sub-divided and may now be in multiple ownership.

As curtilage buildings are associated with a listed building, usually a house or a church, they are in the main ancillary structures and therefore walls and outbuildings form the majority of those recorded together with churchyard boundary walls and tombs. The typical range of farm buildings are found as curtilage to farmhouses although it is probable that curtilage farm buildings are more likely to be the less impressive buildings such as cart sheds, shelter sheds or stables whereas many of the barns and granaries are listed in their own right. Curtilage farm buildings also form a significant element of the total surveyed.

The results of the survey would indicate that curtilage buildings fare considerably less well in terms of maintenance than listed buildings although there is a duty of care associated with these buildings as with listed buildings (Fig 10). The fact that many of these buildings cannot be occupied also means that many structures that rate as Condition 3, Fair, are considered to be 'vulnerable' (see Figure 1)

	No. surveyed	No. 'at risk'	% 'at risk'	No. 'vulnerable'	% 'vulnerable'
Curtilage to Grade I	0	0	0	0	0
Curtilage to Grade II*	22	6	27.2	10	45.4
Curtilage to Grade II	183	39	21.3	69	37.7
<b>TOTALS</b>	<b>205</b>	<b>45</b>	<b>22.4</b>	<b>79</b>	<b>38.5</b>

*Fig. 10 Curtilage buildings 'at risk' and 'vulnerable' by grade of principal listed building*

These figures show that 124 (60.5%) ('at risk' buildings plus 'vulnerable buildings as a total of all curtilage structures) of curtilage buildings are either 'at risk' or 'vulnerable'. This represents a significant proportion of the curtilage building stock and if allowed to go unchecked could lead to a serious degradation of the setting of many listed buildings and in the character of towns and villages throughout the borough.

### **Curtilage building type and risk**

By far the greatest proportion of curtilage buildings surveyed in the Borough were boundary walls (104 surveyed) which made up just over 50% of the total number of curtilage buildings surveyed (205). Figure 11 shows curtilage buildings divided into various broad groups as types/functions of buildings.



Building type/function	Total surveyed	No. 'at risk'	% of 'at risk' total	No. 'vulnerable'	% of 'vulnerable'	Combined (at risk and vulnerable % of total surveyed)
Barn	13	2	15	2	15	31
Boundary wall	104	25	24.7	52	49.5	74.2
Cart Shed	6	2	33.3	1	17	50
Coach House	6	1	16.6	1	17	33.3
Granary	8	1	12.5	2	25	37.5
Outbuildings (unspecified)	19	1	5.3	9	47.3	57.8
Railings	6	3	50	3	50	100
Stables	16	2	12.5	1	7	18.75
Other (eg. Ice house)	27	8	29.6	8	28.5	46.15
<b>TOTALS</b>	<b>205</b>	<b>45</b>	<b>-</b>	<b>79</b>	<b>-</b>	<b>-</b>

**Figure 11:** At risk and vulnerable curtilage buildings by type/function

Many of the boundary walls identified during the survey are largely hidden from public view. They form the property boundaries between houses and gardens and survive in large numbers in the settlements; Fareham, mainly along the High Street, Titchfield throughout and to a lesser extent Castle Street, Portchester where a small number can be found. Wherever these walls survive, they should be carefully maintained and repaired using appropriate materials. The rat trap bond walls of Fareham form a particularly important part of the local vernacular of the Borough and greatly contribute towards its local distinctiveness.

The condition of railings in the Borough is of particular note with the survey revealing 100% of the railings surveyed as curtilage structures are either 'at risk' or 'vulnerable'.

### Boundary walls

As well as the characteristic rat trap bond which is seen in large numbers, flint walls with knapped flints and brick and flint walls are also seen in numbers. The problems encountered in this particular building type can be summarized as follows:

- Cracks and rotation resulting from the close proximity of trees
- Repointing in cementitious mortar resulting in the cracking and spalling of brickwork

- Ingress of vegetation into joints particularly capping joints which are then widened and provide a trap for water as well as allowing water to penetrate the core of the wall.
- General loss of mortar to joints resulting in water penetration and degradation of bricks
- The 'blowing' of flints (through freeze/thaw action or as a result of a collision) to a particular section which has developed from a single or small section of loose/missing flint into a large hole.
- Removal or damage to capping which will rapidly lead to the structural failure of a wall through water ingress

Boundary walls often form very important parts of the character and appearance of conservation areas (Figure 12); Titchfield and parts of Fareham having good examples, yet they are seen by many owners as an unnecessary expense for which there is no return for their outlay. With the increased difficulty in finding good contractors to undertake traditional work (repointing in lime for example) the cost is becoming a significant issue for many owners. This was one of the reasons why Hampshire County Council targeted this building type for grant aid in the 1990's which some considerable success across the County.

With over 70% of those curtilage boundary walls surveyed being at risk or vulnerable this could become a very serious problem in the short term. It should also be borne in mind that boundary walls at risk or vulnerable make up over 35% of the total number of curtilage buildings surveyed as part of this project.



**Figure 12:** Rat trap bond wall with distinctive decorative string courses forming a very striking and attractive part of the local historic street scene in Fareham

## Conclusion

In general terms the listed building stock of the Borough of Fareham is in good condition. The demand for housing and the character of the area being close to main transport routes and close to the coast and rivers make this a very attractive area to live and so it is rare to see domestic buildings in very poor repair for long. Many of the former agricultural buildings in the area have been converted and hence this building type does not feature very highly on the at risk list as say other more rural parts of the County which have large estates and many farm complexes at least partially occupied and in use as farms, but very much at risk.

There has been a very successful historic buildings grant programme which in combination with the County Council programme (sadly no longer running) has had a number of successes over the last 20 years. The offering of grants can often be the only way to secure the repair of buildings at risk and have some influence in how these repairs are undertaken. This has undoubtedly had a significant positive effect on the number of buildings at risk in the borough.

The majority of the buildings identified at risk are well known ongoing concerns for the local authority. There are a number of domestic dwellings which are 'Poor' or borderline between 'Fair' and 'Poor' and require careful monitoring. These can be extracted from the database.

There are two curtilage buildings (ie buildings within the curtilage of listed buildings) which are at extreme risk of collapse and will need to be dealt with the utmost priority.

Boundary walls and railings are a notable group of mostly curtilage structures with a high number being vulnerable or at risk. This includes examples of the locally distinctive rat trap bond walls which strongly define many parts of the conservation areas and compliment listed buildings in the Borough.

Curtilage buildings comprising houses, stables, outbuildings and granaries are also found in the vulnerable category. These should be carefully monitored on a regular basis with perhaps in some cases some dialogue starting between owner and local authority to prevent these buildings becoming the Buildings at Risk of the future.

A list of the listed buildings that are at Risk (with a risk factor between 1 and 3) in the Fareham Borough has been compiled and can be found in Appendix C.

## References

English Heritage 1992 *Buildings at Risk: a sample survey*

English Heritage n.d. *Stopping the Rot*

Hampshire County Council 2006 *Register of Threatened Historic Buildings in Hampshire 2005*

Fort Fareham Environment Improvement, Ian Neal, Borough Planning Officer, n.d

Fort Fareham Management Plan Draft Report 2 May 1999 Scott Wilson resource Consultants prepared for Fareham Borough Council

**APPENDIX A**



# FAREHAM BOROUGH COUNCIL

CIVIC OFFICES CIVIC WAY FAREHAM PO16 7PU

[www.fareham.gov.uk](http://www.fareham.gov.uk)

The Owner/Occupier

«Building\_Name»

«Address1»

«Area»

«Area\_2»

«Postcode»

«print\_number»

CHIEF PLANNING AND  
TRANSPORTATION OFFICER  
Richard Jolley

Your Ref.:

Our Ref.: EN 6.1.6

Contact: Mike Franklin

Ext.: 2380

Date: 25 May 2006

Dear Sir / Madam

**FAREHAM BOROUGH COUNCIL  
LISTED BUILDINGS - BUILDINGS AT RISK SURVEY  
Statutory List Entry - «ref\_no\_combined» -  
«Location\_Description\_as\_set\_out\_in\_the\_S»**

I am writing to you because Fareham Borough Council is about to undertake a borough wide 'Buildings at Risk Survey' of its listed buildings. This letter explains the reason for the survey and how it will be undertaken.

As you may be aware, a listed building is one that has been included on the nationally compiled Statutory List of Buildings of Special Architectural or Historic Interest. Whilst alterations to listed buildings are controlled through the listed building consent process it is more difficult to address the problem of slow neglect and decay. Local authorities are therefore advised by government and English Heritage to identify buildings that may be at risk by undertaking a 'buildings at risk' survey.

A listed building is considered to be 'at risk' if it is being neglected and as a result is suffering from deterioration likely to threaten its long term survival. Often such buildings are unoccupied. The longer a building is left to decay the more difficult and expensive the task of restoring it becomes. The vast majority of Fareham's listed buildings are likely to be occupied, weathertight and well maintained but those that may be at risk can only be revealed through a rapid external survey of them all.

Fareham Borough Council has employed a specialist firm, Forum Heritage Services, to complete a survey of the borough. This will begin on May 29<sup>th</sup> and will last until approximately the end of July. During this period you may receive a visit from a member

DEPARTMENT OF PLANNING AND TRANSPORTATION  
TEL (01329) 236100 FAX (01329) 821461  
Answer phone (01329) 824630 Minicom (01329) 824814  
[conservation@fareham.gov.uk](mailto:conservation@fareham.gov.uk) DX 40814 (please state dept)



of Forum Heritage Services staff to undertake a quick external inspection of your property and any listed curtilage structures. A digital photo may be taken as part of the survey. The likely survey timetable is as set out below by area;

Portchester/ Cams/ Wallington	29 <sup>th</sup> May - 9 <sup>th</sup> June
Fareham/ Catisfield/ Stubbington	12 <sup>th</sup> June - 7 <sup>th</sup> July
Titchfield and west of the Borough	7 <sup>th</sup> July - 28 <sup>th</sup> July

Forum Heritage Services have been issued with and will carry an official Fareham Borough Council identification badge. If you would prefer to arrange a specific time for a visit please let me know and I will pass on your details to Forum Heritage Services.

If you have any queries about the survey please contact me on the above extension.

Yours sincerely,



Mike Franklin  
Conservation Officer



**APPENDIX B**

# Fareham Borough Council

<b>HCC PRN</b>		<b>FBC PRN</b>			<b>Grade</b>			
<b>Name</b>								
<b>Address</b>								
<b>Building Type</b>								
<b>Description</b>								
<b>Occupancy:</b>	<b>Occupied</b>		<b>Part Occ.</b>		<b>Vacant</b>			
<b>Ownership Type:</b>	<b>Private</b>		<b>Public/LA</b>		<b>Religious</b>		<b>Other:</b>	
<b>Upper Floors in Use?</b>	Y	N	<b>Secure?</b>		Y	N		
<b>For Sale?</b>	Y	N	<b>Change of Use?</b>		Y	N	<b>New Use:</b>	
<b>Condition Notes</b>								
<b>Management</b>	<b>Monitor</b>			<b>Survey</b>			<b>No Action</b>	
<b>Curtilage Buildings (Provide plan showing relationship to principal building overleaf)</b>								
<b>Description</b>					<b>Condition</b>		<b>Score</b>	
1								
2								
3								
4								
5								
<b>Surveyor</b>		<b>Date</b>			<b>Overall Condition</b>		<b>Risk Category</b>	

# Fareham Borough Council

Condition of Individual Elements	Score	Notes
<b>Roof</b>		
Covering/Weather penetration		
Chimney/Flashings		
Rainwater goods		
Sag/Spread		
Other		
<b>Walls</b>		
Materials: Solid		
Materials: Timber		
Plumb/Cracking/Bulging		
Settlement		
Pointing		
Damp		
Finishes/Paintwork		
<b>Joinery</b>		
Windows		
Doors		
<b>Other features</b>		

**Plan/Additional Notes**

**APPENDIX C**

## Buildings at Risk

Risk category	Grade	Address
1A	II	Ice house in the Grounds of Brooklands, Bridge Road
1A	II	Churchyard monuments, chest tombs and walls at St Peters Church, Titchfield
1	II	Course House, Hunts Pond Road, Titchfield
2	II	Brick boundary wall adjoining No 153 Castle Street to the north west
2	II*	Drying Shed 2 at Bursledon Brickworks
3	II	Foxbury Cottages, 1 Newgate Lane, Fareham
3	II	5 South Street, Titchfield
3	II	1 High Street, Fareham
3	II	Fort Fareham, Newgate Lane, Fareham
3	II	117 Titchfield Road, Stubbington
3	II	The former barn to south of No 157 Nelson Cottages, Castle Street, Portchester
3	II	Fort Wallington, Military Road, Fareham
3A	II	Malt House, St Margaret's Priory, Titchfield
3A	II	Churchyard monuments and chest tombs at Church of St Peter and St Paul, Osbourne Road, Fareham
3A	II	Main wall at Church of St Peter and St Paul, Osbourne Road, Fareham
3A	II	Wall and gate piers at Hawkstone House
3A	II*	Barn at Great Posbrook Farm, Posbrook Lane, Titchfield