

**P/14/0476/LB**

FAREHAM BOROUGH COUNCIL

**FAREHAM EAST**

AGENT: FAREHAM BOROUGH  
COUNCIL

REFURBISHMENT & RESTORATION OF EXISTING CEMETERY WALL, PIERS &  
RAILINGS FRONTING WICKHAM ROAD

FAREHAM CEMETERY WICKHAM ROAD FAREHAM HANTS

***Report By***

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***Introduction***

Fareham Borough Council is the applicant for this listed building consent application.

By virtue of Regulation 13 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990, Fareham Borough Council does not have the powers to grant listed building consent for works it proposes to undertake. In this particular instance the decision on the application will be taken by the Secretary of State of the Department for Communities and Local Government.

Members are therefore invited to consider the proposals, along with the representation received and the comments of consultees, and confirm they are satisfied that:

- 1) The application should be sent to the Secretary of State of the Department for Communities and Local Government for decision; and
- 2) The conditions recommended at the end of this report be forwarded to the Secretary of State along with the application.

***Site Description***

This application relates to the Cemetery on the east side of Wickham Road in Fareham.

Two chapels within the grounds of the cemetery are Grade II listed buildings. The walls which are the subject of this listed building consent application are also covered by the 'listing' status as they are within the curtilage of the chapels and pre-date 1948.

***Description of Proposal***

The walls and railings subject to this application stand along the frontage of the cemetery immediately adjacent to Wickham Road.

Many of the wall piers show movement with some leaning badly and illustrating other failures.

The coping stone beneath the railings appears to have been crudely repaired/ filled many years ago. The coping has failed in many areas and has either come loose or come away entirely.

The railings themselves look like they were once set into the original coping stone but are not now. The base of the railings was also crudely repaired many years ago by attaching bars to the base of the railings on either side and then 'filling' the gap between the bars with some form of aggregate material to increase their stability.

The works to the walls can be summarised as follows:

Section of wall north of main entrance (upper wall):

Remove all railings- clean and repair then reinstall  
Repair and where necessary replace metal stays  
Repair/ replace damaged stone/ flint  
Repair rendered coping stone  
Repoint cracked areas of pointing

Section of wall south of the main entrance (lower wall):

Remove all railings- clean and repair then reinstall  
Repair and where necessary replace metal stays  
Rebuild 11 full height stone/ flint piers  
Rebuild 5 intermediate/ half height stone/ flint piers  
Repair/ replace damaged stone/ flint  
Repair rendered coping stone  
Repoint cracked areas of pointing

The coping stones which require replacement, would be replaced with coping stones made from reconstituted stone. A sample of reconstituted stone has been made available to Officers to show how well it would match in with the existing coping detail.

### ***Policies***

The following policies apply to this application:

#### **Approved Fareham Borough Core Strategy**

CS6 - The Development Strategy

#### **Development Sites and Policies**

DSP6 - Protecting and Enhancing the Historic Environment

### ***Relevant Planning History***

No relevant planning history relating to the walls.

### ***Representations***

One letter of representation has been received from a resident of Fareham. The main points raised can be summarised as follows:

Nice to see that the restoration of the wall and railings is finally being done; disapprove however at the method and materials being used.

Ideally all works to an ancient piece should use the old techniques of forge welding where possible, tenoning, riveting and collaring. For structural purposes, where replacement is required, materials should be compatible with the existing wrought iron. The replication of components should be carried out in a manner similar to that which was used to the original piece, and in similar materials. These approaches are not being used to repair and renovate the railings here.

### ***Consultations***

English Heritage- no specific comments raised. Advises that application should be determined in accordance with national and local policy guidance, and on the basis of expert conservation advice.

Director of Planning and Development (Conservation) - The wall and railings are listed as curtilage structures to the Cemetery Chapel and share the same construction, described in the statutory list description as 'flint with stone dressings'. The wall is flint built on a brick base with stone copings; the piers are also flint with stone quoins and caps.

The proposal is to rebuild and strengthen leaning piers, repair and alter the railings (by fitting a bottom rail in lieu of the individual uprights bedded into the coping) and to replace the stone copings with reconstituted stone.

The existing stone should be identified and this evidence should inform the choice of the material to replace the damaged stone copings. These have been inappropriately cement repaired in the past.

The construction of the piers should be recorded before dismantling to ensure that the quoins and capping stones are accurately replaced in their original locations replicating the dimensions of their bedding joints.

The nature of the existing lime mortar used to bed the quoins, coping and flints should be analysed for use in repair work and the ratio of flints to mortar should be carefully replicated; any shortfall should be made up with flints to match.

The bottom of the railings has been badly repaired with cement in the past which has no doubt accelerated decay. This repair comprised two narrow horizontal steel plates bolted either side of the railing uprights for the length of each bay resting on the coping; the void between them was filled with cement. The proposal to fit a bottom rail (which should be of a similar profile to the top), instead of reinstating the uprights into the new coping as originally detailed, would be an adequate compromise bearing in mind their existing state but would not in my view be the ideal solution.

### ***Planning Considerations - Key Issues***

The wall and railings are in need of repair and restoration in order to address both health and safety concerns and to improve their appearance.

The railings and coping stones were crudely repaired many years ago. The nature of the repairs and their subsequent failure has contributed to the health and safety concerns and the deterioration in the appearance of the cemetery walls and railings.

The views of the Director of Planning and Development (Conservation) along with the views expressed by a local resident as to how the repairs should be undertaken are acknowledged. Clarification has been sought from the applicant as to the extent of the coping stone replacement; the materials used in the repair of the railings; the diameter of the new horizontal bar along the base of the railings.

In considering the proposal Officers have had special regard to the desirability of preserving the wall and railings or its setting or any features of special architectural or historic interest which it possesses. Officers are satisfied that the proposed works could preserve all of these aspects.

### **Conclusion**

In light of the foregoing Officers believe that subject to the clarification set out below, the proposal represents an acceptable schedule of works to this wall which stands within the

curtilage of a Grade II listed building. The application should be forwarded to the Secretary of State with the recommendation that any consent should be subject to the conditions proposed below.

***Recommendation***

Subject to the receipt of satisfactory details in respect of the following matters:

the extent of the coping stone replacement; the materials used in the repair of the railings; and the diameter of the new horizontal bar along the base of the railings;

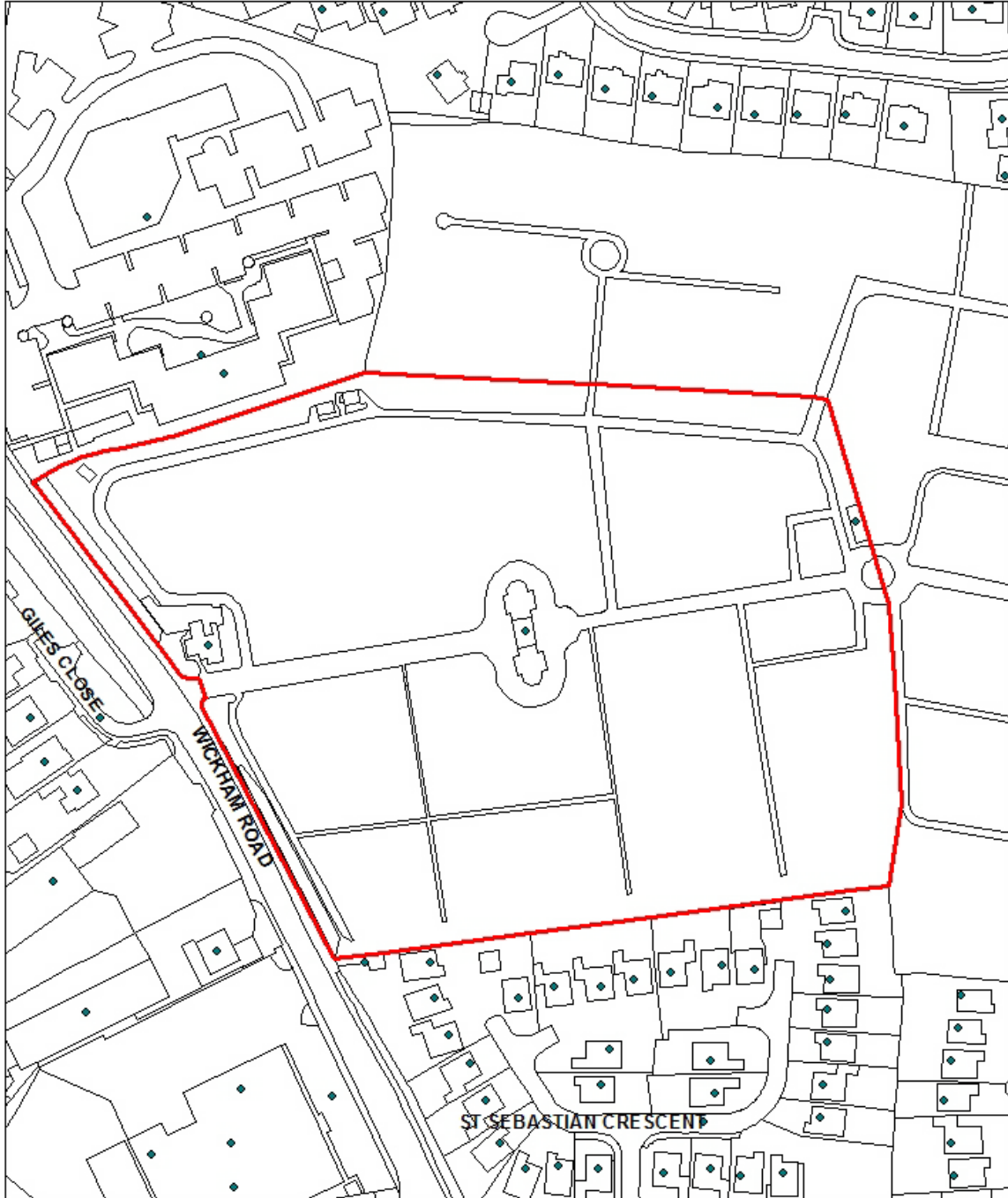
That this listed building application be forwarded to the Secretary of State of the Department for Communities and Local Government for determination; and

The Secretary of State be invited to impose the following conditions on any consent granted:

- (i) The construction of the piers should be recorded before dismantling. The piers should be reconstructed to ensure that the quoins and capping stones are accurately replaced in their original locations replicating the dimensions of their bedding joints as closely as possible.
- (ii) The lime mortar used to bed the quoins, coping stones and flints should match as closely as possible that used for the existing wall. The ratio of flints to mortar should be carefully replicated with any shortfall made up with flints to match.
- (iii) Details of the replacement coping stone shall be submitted to and approved by the local planning authority in writing before the works are carried out.

# FAREHAM

## BOROUGH COUNCIL



FAREHAM CEMETERY  
SCALE: 1:1,250

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