

# North Street House

## Heritage Statement

Demolition of rear single storey section built circa 2000.

Insulation of external walls, on the interior of the building.

Adding sound insulation to the floors.

**North Street House, 6 North Street, Emsworth, PO10 7DD**

# EMSWORTH CONSERVATION AREA

The application site is located on the southwest corner of the A259 roundabout as indicated opposite. The approach into Emsworth from the west (adjacent the site) is described in the Emsworth Conservation Area Appraisal ; -

Entrance from the west (Havant Road) A259: Travelling east along this primary east - west route (part of the old Roman road) the approach is long and straight with primarily large, detached housing on either side. The first marker is the Town Mill Pond which comes right up to the road on the south-side and then high mostly modern brick walls flank the approach to the roundabout junction at the head of the old town with North Street. Straight ahead the aspect is less urban with trees either side. Turning right into the old town, the entrance to High Street is relatively wide with modern retail development either side, only then does the aspect provide clues as to what is to come.

Substantial tree planting along the margins of the A259 bypass helps to define and reinforce the northern boundary of the Conservation Area (Q). The application site features a large tree on the northern site boundary, which is to be retained as an important feature.

Summary of key features which contribute to the conservation areas special interest and significance:

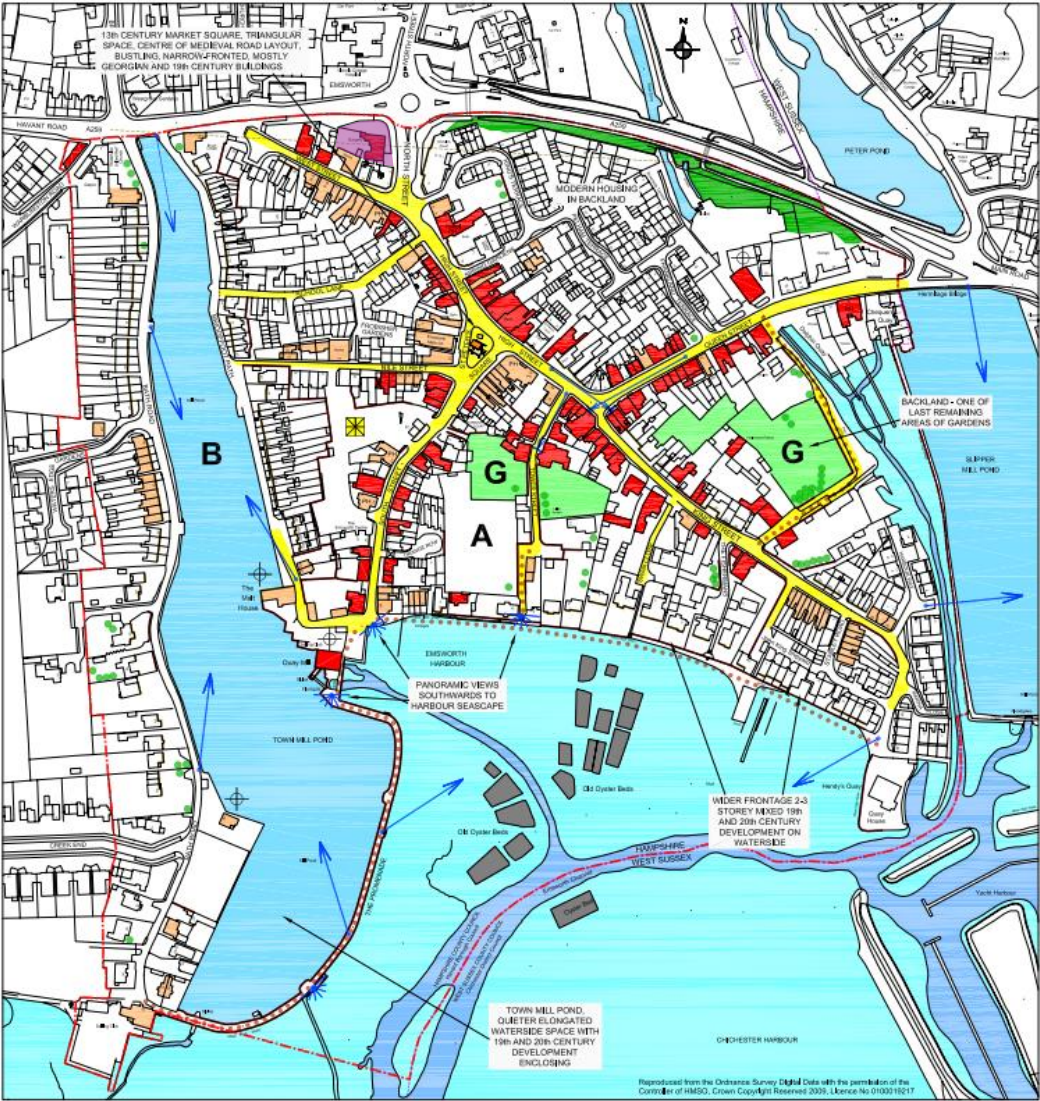
Urban Form - The character of the town centre is predominantly Georgian, though the street pattern radiating out from the main square, is indicative of a medieval settlement pattern.

Buildings - There are many historic buildings (both listed and undesignated) within the conservation area that form an important part in the character of conservation areas by virtue of their architectural or historic interest.

Style/Features – Most buildings within the conservation area are of a domestic scale and are built in vernacular style. The buildings reflect the smaller dimensions associated with the locality and local materials. Materials featured include; red stock brick (sometimes painted), render, flint, plain clay tiles and welsh slate tiles. Buildings commonly feature traditional sliding sash windows and small pane casements.

Walls – Boundary walls are a traditional and important feature within the conservation area. Though predominantly built in brick, there are also areas featuring stone and flint.

The complex pattern of textures and colours, allied to vernacular style and scale gives Emsworth a degree of special quality which makes it distinct from other places



## EMSWORTH CHARACTER APPRAISAL

| KEY:- |                                                    |  |                                 |
|-------|----------------------------------------------------|--|---------------------------------|
|       | CONSERVATION AREA BOUNDARY                         |  | IMPORTANT VIEW                  |
|       | COUNTY BOUNDARY                                    |  | TERMINATED VIEW                 |
|       | LISTED BUILDINGS                                   |  | PANORAMIC VIEW                  |
|       | BUILDINGS OF LOCAL INTEREST(POSITIVE CONTRIBUTION) |  | WATER FEATURE - NON-TIDAL       |
|       | IMPORTANT WALLS (BUILDINGS)                        |  | WATER FEATURE - INTERTIDAL      |
|       | IMPORTANT WALLS (OTHER)                            |  | WATER FEATURE - LOW TIDE        |
|       | IMPORTANT TREE (SINGLE)                            |  | OLD OYSTER BEDS                 |
|       | IMPORTANT TREES (GROUPS)                           |  | CHARACTER SUB-AREA              |
|       | IMPORTANT OPEN SPACES                              |  | ALIGNMENT OF ROMAN ROAD         |
|       | FOOTPATH                                           |  | MEDIEVAL STREET PATTERN         |
|       | LANDMARK                                           |  | AREA WITH DEVELOPMENT POTENTIAL |
|       |                                                    |  | MARKET SQUARE                   |



## THE LISTED BUILDING

6 North Street is identified as a building of local interest which contributes positively towards the character of the conservation area but is **not** considered to be one of the most significant buildings within the conservation area.

6 North Street is listed as **North Street House** it was originally a late 18<sup>th</sup> Century dwelling and has most recently served as a doctor's surgery.

Since its previous use ceased, the site has been left empty and is rapidly deteriorating. During this time, the building has also suffered vandalism internally following a break in.

## HISTORIC PHOTOGRAPHS



## THE LISTING

### List Entry

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. (Taken from Historic England website)

Name: North Street House

List Entry Number: 1303480

### Location

North Street House, 6, North Street

County: Hampshire

District: Havant (District Authority)

Parish: Non-Civil Parish

Grade: II

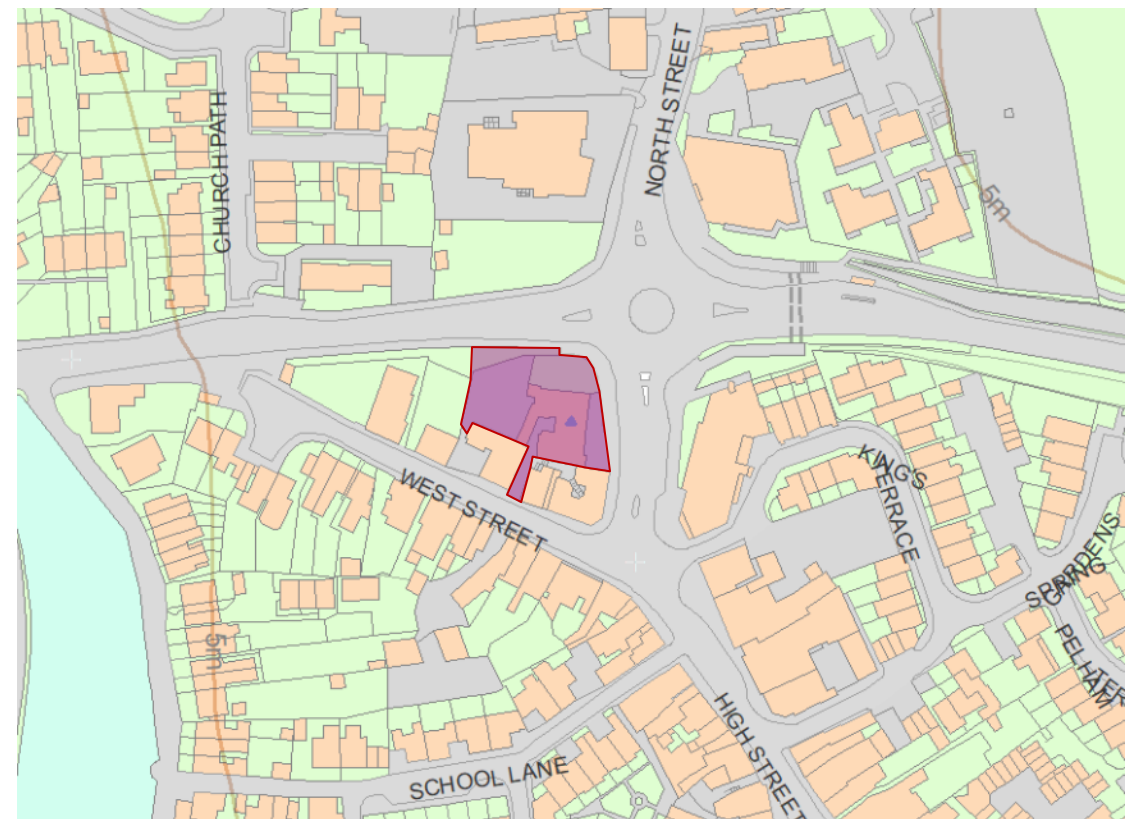
Date first listed: 16 May 1952

### List Entry Description

SU 7405 HAVANT NORTH STREET Emsworth 16.5.52 11/25 No. 6 (North Street House) II

House. Late C18. Stucco, with a tile roof. Symmetrical front (east) of 2 storeys and attic, 3 windows. Hipped roof, with coved and moulded plaster eaves. Sashes in reveals. Doorcase with pediment and Doric fluted ½ columns, and ½-glazed door. The north side brick wall is bowed, with a sash window.

Listing NGR: SU7373608059



## PLANNING HISTORY

99/51772/012 - Single storey extension to rear to provide 2 additional surgery rooms. - Permitted 30/07/1999

99/51772/013 - Single storey extension to rear to provide 2 additional surgery rooms. - Permitted 30/07/1999

APP/20/01115 - Works to convert existing doctors surgery (E) to offices (E) plus erection of a two storey building comprising a retail unit at ground floor and one residential dwelling (C3) following demolition of existing single storey extension. Associated parking and hard and soft landscaping. Request to discharge conditions 3, 4, and 5 (10/11/2021) - Permitted 16/04/2021

APP/20/01116 - Listed Building Consent for internal and external alteration and repair works to allow conversion to offices; including associated demolition of existing single storey extensions and hard and soft landscaping. Request to discharge conditions 3 and 4 (16/11/2021)., Permitted 28/04/2021

APP/21/00905 - Works to convert the existing doctor's surgery to offices (both Use Class E) following demolition of existing outbuilding, plus erection of two storey building comprised of a clinic (Use Class E), utilising existing access off Havant Road, with associated hard and soft landscaping., unknown,

APP/21/00906 - Listed building consent for works to convert the existing doctor's surgery to offices (both Use Class E) following demolition of existing outbuilding, plus erection of two storey building comprised of a clinic (Use Class E), utilising existing access off Havant Road, with associated hard and soft landscaping., unknown,

APP/21/01327 - Variation of Condition 2 of Planning Permission APP/20/01115 relating to revised schedule of permitted drawings. Conditions 8, 9 and 10 relate to residential development and should be removed., unknown,

APP/22/00029 - Works to convert the doctor's surgery (E) to offices (E) plus the erection of a two storey building comprising a commercial unit (E) following the demolition of the existing single storey extension. With associated parking and hard and soft landscaping, including provision of one additional parking space., Withdrawn, 01/06/2022

APP/22/00030 - Listed Building Consent for Works to convert the doctor's surgery (E) to offices (E) plus the erection of a two storey building comprising a commercial unit (E) following the demolition of the existing single storey extension. With associated parking and hard and soft landscaping, including provision of one additional parking space., Withdrawn, 01/06/2022

APP/23/00250 - Listed Building Consent for proposed conversion of 2.5-storey surgery [Class E(e)] building to hotel (Class C1); replacement of single-storey surgery [Class E(e)] building with two-storey café [Class E(b)] – Permitted 11/08/2023

APP/23/00249 - Proposed conversion of 2.5-storey surgery [Class E(e)] building to hotel (Class C1); replacement of single-storey surgery [Class E(e)] building with two-storey café [Class E(b)] – Permitted 11/08/2023

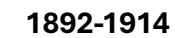
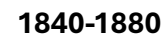


Highlighted applications were built and it is this that we now wish to remove.

NORTH STREET HOUSE

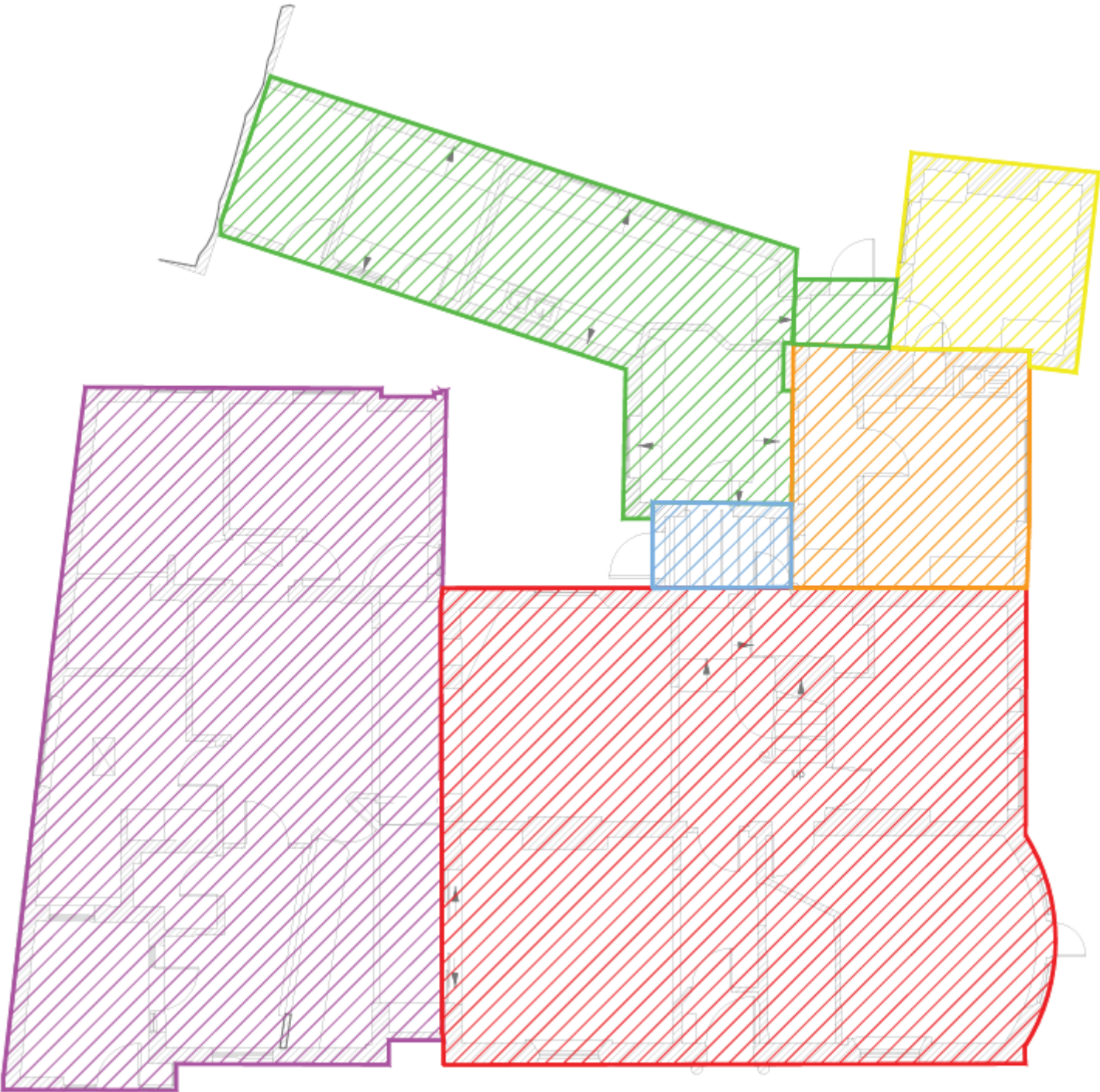


Overview of the site development following research and a review of the historic maps and photographs:



HISTORIC BUILDING ANALYSIS

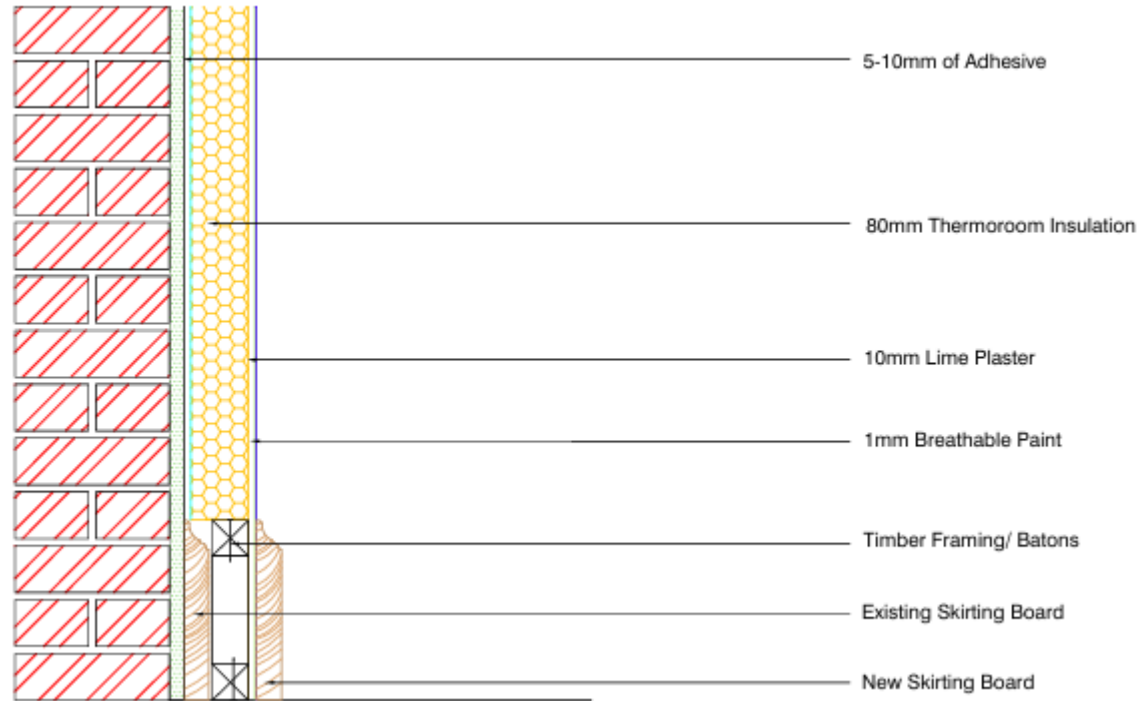
Overview of the site development following research and a review of the historic maps and photographs:



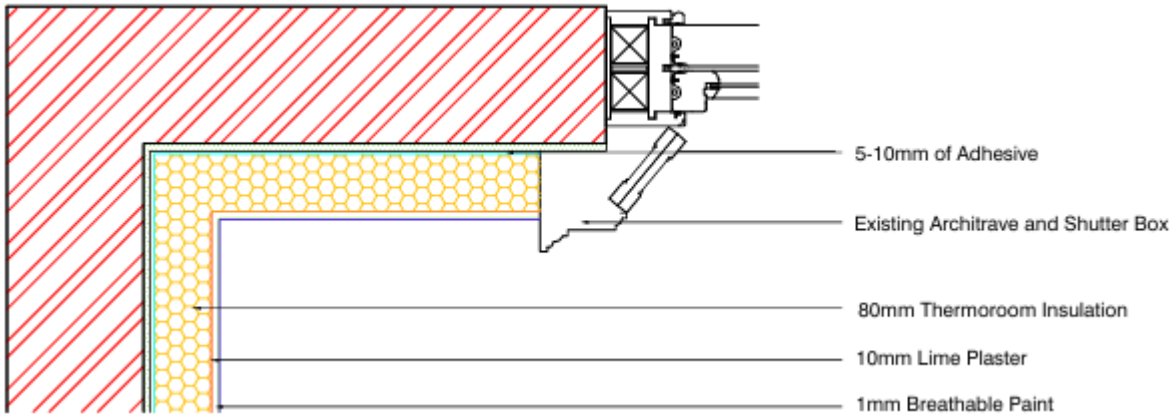
- Original 2.5 storey house
- 2-storey gabled extension (Pre-1838)
- Pre- 1914
- Connecting extension built sometime between 1932 – 1953. Replacing a previous extension built in the late 19<sup>th</sup>C.
- Rear elevation re-configured 1932 - 1953
- Single storey extension (1999)

Highlighted sections  
we wish to remove

External Wall Linings – proposed to inside of building.



External walls detail showing proposed skirting detail – profile is shown indicatively but will replicate the existing profile *Section Detail A (not to scale)*

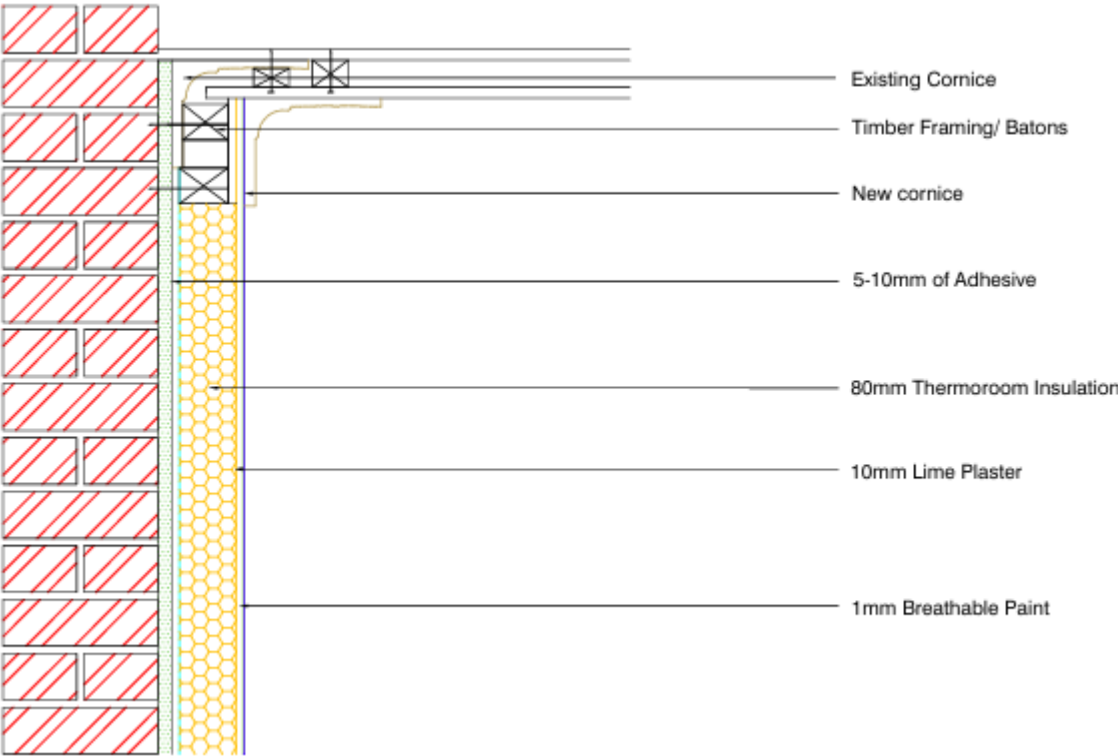


External walls detail showing proposed skirting detail – profile is shown indicatively but will replicate the existing profile *Section Detail C (not to scale)*

External walls are proposed to be internally lined with insulation (using *Thermoroom*). Existing features such as cornices and skirting are to be concealed within the lining, protecting and retaining these historic features for future generations. New skirting and cornices (replicating existing profile) are to be placed on top of new lining. – This is considered to be additionally beneficial as it protects the historic fabric from any damage

These drawings show the proposed method of fixing for the insulation, cornices and skirting boards. Careful consideration has been given to minimise any impact to historic fabric.

The walls are to be finished internally with 10mm Lime Plaster and breathable paint.



External walls detail showing proposed cornice detail – profile is shown indicatively but will replicate the existing profile *Section Detail B (not to scale)*

Skirting details



Ceiling details



Panelled ceilings are found in two of the first-floor rooms, these are considered to be feature of historic interest. It is proposed to install a new ceiling below the existing ceilings to ensure the historic fabric is retained.



Many of the rooms within the original Georgian building feature mouldings around the ceilings.

With some rooms also featuring cornice details. (Example above)

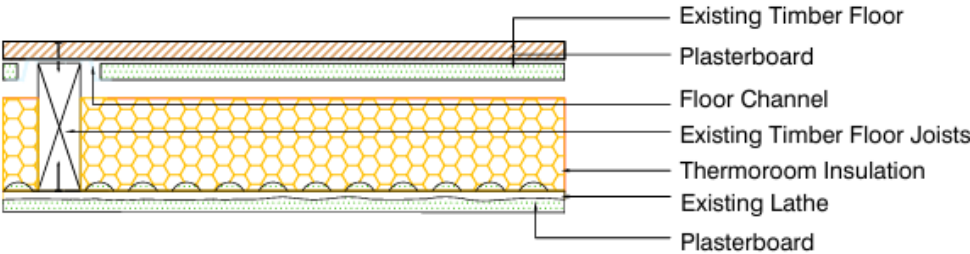


It proposed to insulate within the existing floor voids to both improve thermal efficiency and to reduce sound travelling between floors. To do this, the existing timber floorboards will be taken up and insulation fitted between existing floor joists. The existing timber floorboards are then to be reinstated. At ceiling level existing plasterboard ceilings are to be replaced . All laths and plaster ceilings are to be retained, and a new plasterboard ceiling lined below.

These drawings show the proposed method of fixing for the insulation and plasterboard. Careful consideration has been given to minimise any impact to historic fabric.



Whilst it is determined that some of the ceiling are laths and plaster, many are modern plasterboard as evidenced.



Ceiling detail showing proposed insulating and plasterboard ceiling –  
*Section Detail D (not to scale)*

Fireplace details



Only 2 original fireplaces remain. They are both located on the first floor. The first features a highly decorated cast iron panel with moulded timber surround. The second is currently partly obscured by a modern radiator (as pictured), though it features a painted timber surround with fluting and bulls eye mouldings. These are considered to features of historic interest.



Staircase details



Current photo of staircase



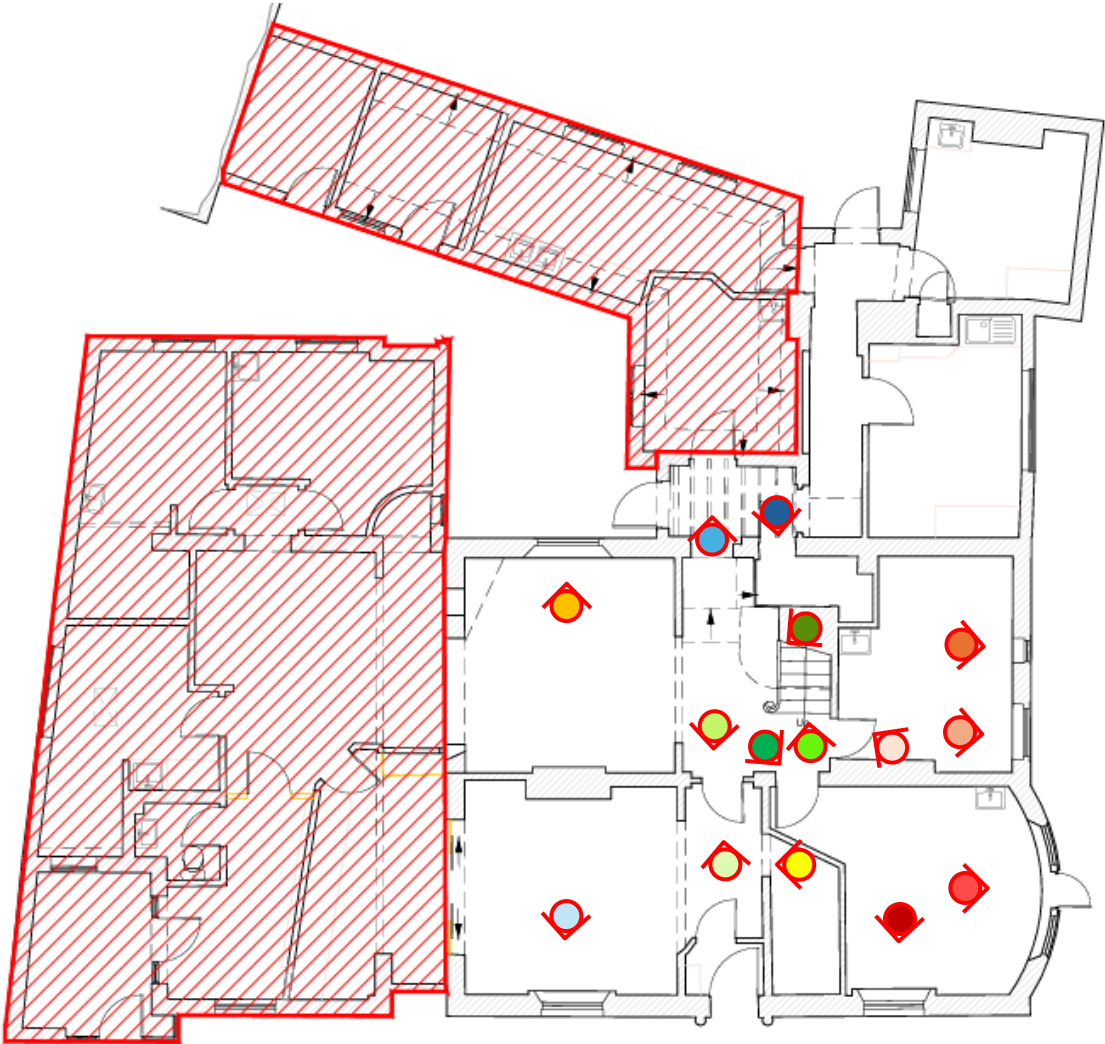
Historic photo of balustrade detail prior to vandalism

The existing balustrade to the main stair was previously identified as an important architectural feature, but large sections have since been lost due to vandalism. This is to be reinstated, replicating the original design.

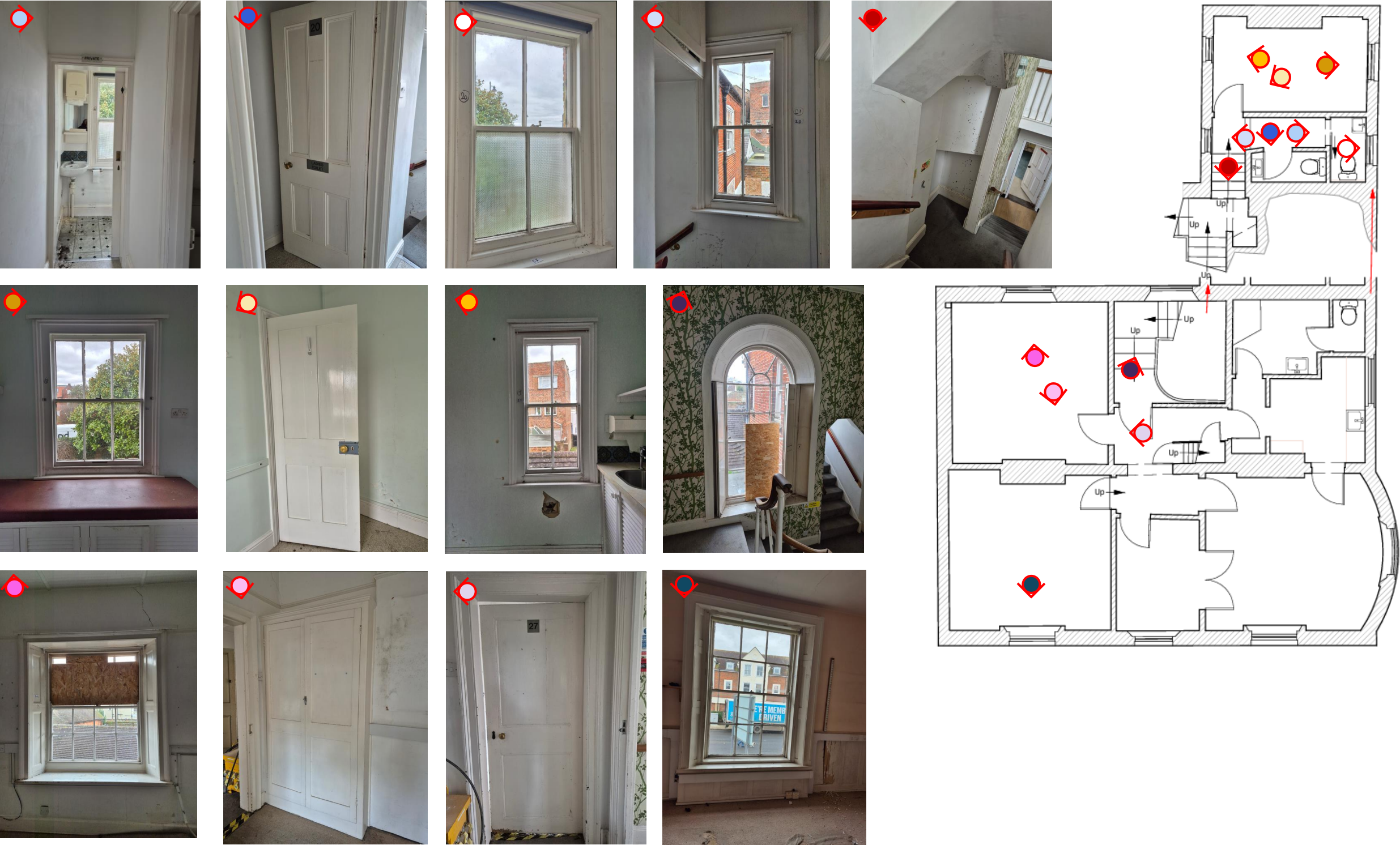
The main staircase is of timber construction with moulded string and pendant drop.

The balustrade was formed of simply moulded balusters and a timber continuous handrail with a voluted end. It is proposed to repair the damaged sections to match the existing.

Photographs showing the interior of the listed building. Ground Floor



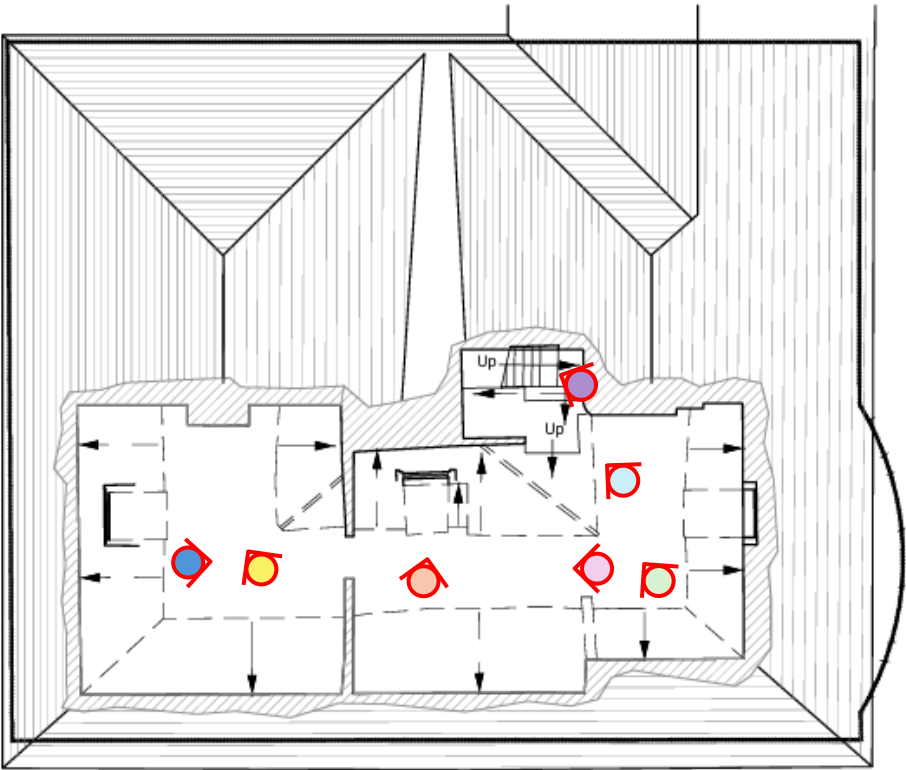
Photographs showing the interior of the listed building. First floor.



Photographs showing the interior of the listed building. First floor continued.....



Photographs showing the interior of the listed building. Second storey loft space.



Photographs showing the exterior of the listed building.

