

DESIGN & ACCESS STATEMENT / HERITAGE STATEMENT

Address | Forbury, 41 Havant Road, Emsworth PO10 7JD
Project | Alterations to storage area and first floor
Issue Date | 06.06.2023

Site details

Site Address: Forbury, 41 Havant Road, Emsworth, PO10 7JD

Listed Building Reference Number: 1154639

Grade: Grade 2

Year Property Was Built: 1805



Introduction

This Design and Access Statement has been prepared in support of a Listed Building Consent application for proposed changes to the listed building located at Forbury, 41 Havant Road, Emsworth. The proposed works include the conversion of the rear outdoor store area into a home office and minor internal alterations on the first floor to transform an existing bathroom into a bedroom and an existing dressing room into an ensuite.



View of the outdoor store area. This is the open back half of the storage area currently used for garden storage.



Another view showing the outdoor store area. This opening would be infilled with glazed doors to form an entrance to the office.



A similar view showing an existing truss on the end gable wall. If necessary, when the central wall (not pictured) is demolished, a similar truss would be incorporated into the centre of the building.



This shows the view at the other end of the outdoor store area. This chimney breast would remain unchanged and this end wall would be enclosed in cupboards to house the hot water cylinder which is currently in situ opposite.



The cylinder is located opposite the chimney breast in the closed half of the outdoor store.



This is the rear and side elevation of the outdoor store. The window, the walls and roof would be retained subject to structural engineer details.

Description of the Listed Building

Forbury is a Grade 2 listed building constructed in 1805. The front elevation features rendered walling with plain eaves and fascias, coupled carved brackets, and stone cills. The porchway showcases a Greek Doric Order with reeded architraves and a decorative fanlight. The property retains its original sash windows with narrow side panes. The rear elevations comprise stone walls with brick dressings, and there are additional service structures of stone, flint, brick, and slate.



Front elevation



Front Elevation

Source:

<https://www.rightmove.co.uk/house-prices/details/england-54510066-66109440?s=8351b2d57f6e4e78ca35808eaa0b5038704d55d30b2f82af2ae098137e3a2be4#/media?id=media0&ref=photoCollage>



Typical window style



West elevation



Rear Elevation

Source:

<https://www.rightmove.co.uk/house-prices/details/england-54510066-66109440?s=8351b2d57f6e4e78ca35808eaa0b5038704d55d30b2f82af2ae098137e3a2be4#/media?id=media1&ref=photoCollage>

Proposed Changes

The proposed changes to the listed building are as follows:

1. Conversion of the rear outdoor store area into a home office.
2. Small internal alterations on the first floor, converting a bathroom into a bedroom and a dressing room into an ensuite.



Visualisation of proposed storage area converted to home office

External alterations

Roof: The existing black slates will be retained and reused.

Walls: The existing flint and brick walls forming the external walls will be retained. Internally it is proposed to form a timber and plasterboard lining to provide the necessary thermal insulation and provide a barrier to moisture.

Floors: It is unlikely that the original floor can be retained and a new insulated floor is proposed.

Doors: The external doors will be replaced with aluminium/ timber.

Windows: The existing window is to be retained.

Internal Alterations

Door linings: To be retained

Architraves and skirtings: To be retained where possible and reproduced in profile where required.

See floor plans for the proposed layout changes to the home office and internal alterations to the bedrooms and ensuite in the main house.

Justification of the Works

The proposed changes are justified based on the need to adapt the living space to better suit the needs of the property owners. It is believed that the part of the house affected by the proposed alterations has already undergone previous modifications, although this is not officially verified. The conversion of the outdoor store area into a home office will provide a functional space, while the transformation of the existing dressing room into an ensuite will compensate for the loss of the bathroom which becomes a bedroom. These alterations aim to enhance the livability of the listed building while respecting its historical significance.

Heritage Statement

The proposed changes will have minimal impact on the exterior character of the main house. The existing architectural features will be preserved, and no alterations are planned for the front elevation. The conversion of the outdoor store area to a home office will make efficient use of an existing space which is currently used as storage without compromising the original structures and features. The overall character and appearance of the listed building will be preserved and the overall functionality and aesthetic will be enhanced through these small improvements.

Mitigation of the Impact on the Building

In order to mitigate the impact on the listed building, the following measures will be taken:

1. Retaining existing internal features: The surplus doorway will be repurposed by removing the door but retaining the original door lining as an opening. Skirting boards and cornices will be replaced to match the existing ones where doorways are infilled.
2. Preservation of exterior: The exterior of the converted outdoor storage area will remain largely unchanged, with the addition of a door in the existing opening to accommodate the new use as a home office. The exterior of the main property will be unchanged in its entirety.
3. Internal structural modification in the office space: A central wall will be demolished and replaced with an oak truss or a similar structure, subject to detailed design by a structural engineer.

Conclusion

The proposed changes have been carefully considered to respect and preserve its historical and architectural significance. The conversion of the outdoor store area into a home office and the internal alterations on the first floor will enhance the functionality of the building while minimising any impact on its character. The proposed works adhere to conservation principles and aim to retain as many original features as possible.