

Heritage Statement

Proposed Alterations and Refurbishment

11 King Street
Emsworth
Hampshire
PO10 7AX



November 2020

Prepared by:

Sue Sylvester (Joint owner)
11 King Street
Emsworth
Hampshire
PO10 7A

Contents

Introduction

The Listing

Site Location and Use

The Proposals

Impact of Proposals on the Conservation Area and Listed Dwelling

Introduction

We recently moved into Ivy House; a Listed Building in the heart of historic Emsworth. When initially purchased, the house was in much need of refurbishment and we have been keen to restore the house to its former glory. As part of this undertaking, Helyer Davies Architects were appointed to design the alterations that required Listed Building Consent and planning permission.

The work has consisted of:

- Internal alterations
- Replacement windows

The Listing – Ivy House, 11 King Street

Taken from English Heritage website

English Heritage – Listing Description:

House with later rear additions. Late C18 with mid C19 additions. Brick, with a tile roof. Symmetrical front (north-east) of 2 storeys, 5 windows. Blue header brick walls with red flush dressings; brick dentil eaves, quoins, cambered rubbed arches, projecting 1st floor band, high plinth. Victorian sashes in exposed frames. Doorway with cornice on carved brackets, plain frieze, eaved architrave, panelled reveals, and 7-panelled (1 top glazed) door. 3-storeyed mid C19 rear extension, with tile roof and rendered walls. Within there are fireplaces, doorcases with panelled

doors, dado panelling in the hall, panelled rear hall with dog-leg staircase.

Listing NGR: SU7507405638

Grade: II

List Entry Number: 1091601

Site Location and Use

Ivy House is a residential dwelling located on King Street in Emsworth. It is located within the Emsworth Conservation Area

Emsworth is a small coastal town on the border of Hampshire and Sussex and is situated at the head of the western arm of Chichester Harbour. The Conservation Area encompasses the older part of the waterside town, which lies to the south of the A259 between the two historic mill ponds. Parts of Emsworth and its surroundings also fall within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The town is well served by road and rail public transport, fronts directly onto the water and attracts many visitors.

The Emsworth Conservation Area Character Appraisal describes King Street as a key element of the Emsworth Conservation Area as it 'is the spine that serves the south east corner of the old town'. The section of the appraisal detailing this area is included below:

'King Street: The top of Queen Street leads almost diagonally into King Street, which is a relatively quiet cul-de-sac, which is the spine that serves this south east corner of the old town covering a relatively large area. Two rather severe Early Victorian houses in yellow brick mark the beginning. Then the street proceeds, with a variety of pleasant minor houses, mainly Georgian, on individual alignments i.e. not all on the back edge of the pavement like the previous streets. This is a more informal character, almost polite, with some houses set back in small gardens and some with a few spaces and trees between properties. A notable house is No19 (known as The Hut) being weather-boarded, not the usual overlapping but flush boards. This is explained by the fact that it was built by John King (the shipbuilder) in prefabricated sections and after whom the street is named. It has a charming façade with a fan-lit doorway under a pediment.

Opposite, is a gravel driveway between No's 28 and 30 which leads to a large back land area behind the frontage properties, private gardens and a tennis court

The surrounding buildings are primarily residential and vary in their appearance, though of vernacular design. Materials consist of a combination of flint, render, brick and timber cladding with clay tiled and slate roofs.

Proposals

Windows Replacements and Alteration to the annex

W1.03



'Existing windows are to be removed and the cill dropped to accommodate glazed timber frame double doors with Juliet balcony.' ...were agreed in the initial planning permission submitted by Helyer Davies, architect.

However, after the double doors (agreed by planners to be amended to aluminium) were fitted it became evident the flat roof in front of the balcony lends itself to be a seating area for guests to the annex with views over the garden and glimpses of the sea. As a precedent, the house to the eastern boundary of Ivy House has a first floor balcony. In order to attract visitors this added addition of a balcony with a glass balustrade to the annex will hopefully encourage visitors and allow a private seating area.

Impact of Proposals on the Conservation Area and Listed Dwelling

The proposal to the balcony is not on the street facing elevation

The proposal will have minimal impact on the Conservation Area, alterations will not be seen from King Street and all will improve the condition of the existing dwelling.