

Heritage Statement

Internal Alterations and Refurbishment of the Listed Building

2A Tower Street, Emsworth, Hampshire PO10 7BH



Photograph 1 – North East Elevation

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Introduction

Helyer Davies Architects Ltd have been appointed by Andrew & Andrew Solicitors Ltd to submit a Listed Building application for alterations that are proposed as part of the refurbishment of No 2A Tower Street. Our clients currently occupy 51 High Street, the commercial unit directly below 2A Tower Street. They have recently received permission for a change of use, to convert the existing flat into an office space. The proposed alterations will renovate and refurbish the existing building, making it fit for purpose as well as building regulation compliant. The application is for Listed Building Consent.

The works consist of:

- Internal Alterations & Refurbishment

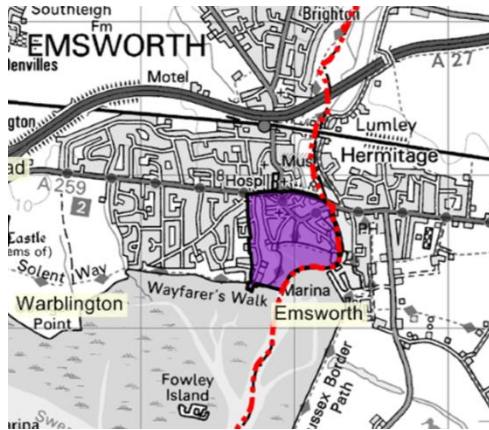
The following documents will accompany the Application:

- Application Form
- Heritage Statement
- Drawing series 20061
- Design and Access Statement

The OS extracts are to show site location plan and block plan only. Please note that no survey of adjoining properties has been undertaken to establish levels.

Site Context

2A Tower Street is formed of the first and second floor of a Listed Building located on the corner of Tower Street and High Street in Emsworth.



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 section of the Emsworth Conservation Area Character Appraisal detailing Tower Street is included below:

‘Tower Street: On the south side of High Street is a townscape delight. Pevsner describes the north end of Tower Street as - “the most delicious inland backwater in Emsworth”. This is another residential cul-de-sac, of high quality with a few Georgian houses (Q). On entering three houses set the scene. To the left Trentham Cottage has upper side windows under segmental tympana decorated in stucco fan pattern, a circular central window and doorway with distinctive fanlight. Trentham House is a larger, plainer stuccoed house with bay windows and delicate iron balconies. Its garden half-closes the already narrow street. Opposite is Saxted House, which is Early Georgian, built in grey brick with red dressings and with another fanlit pedimented doorway. The street then continues past the walled garden of the latter and ‘dog-legs’ to the right and then continues inconspicuously into a footway to emerge through a narrow alleyway on the waterside. Behind Saxted House in its garden, is the site of the tower (thought to have been a watch tower) after which the street is named.’

The surrounding buildings are a mixture of residential and commercial. They vary in their appearance, though of vernacular design. Materials consist of a combination of flint, painted render, brick and clay hanging tiles, with clay tiled and slate roofs.

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.

Name: 51 High Street & 2A Tower Street

List Entry Number: 1303684

Location

51 High Street

The building may lie within the boundary of more than one authority.

County: Hampshire

District: Havant

Grade: II

Date first listed: 06 February 1984

List Entry Description

Details

House above shop. Late C18. Rendered walling, and slate roofing. 3 storeys, 1 window. Sashes.

Modern shop front included for group value.

Listing NGR: SU7503105693



Proposals

The proposals seek to renovate and refurbish the Listed Building following the approval of a change of use application (from C3 residential dwelling to business use A2). The proposed works will refurbish the building to provide a high quality and fit for purpose office space.

In addition to the works previously approved under application APP/20/0484 & APP/20/00483, the following works are also proposed as part of the refurbishment:

- The existing kitchen area is to be refurbished, including the re-plastering of internal walls to provide a smooth internal finish.
- Following the removal of the internal walls on first and second floor (*as previously approved under application APP/20/00484*) additional supporting structure will be required. Following assessment by a structural engineer, a steel goal post structure will be incorporated on both first and second floor to provide the necessary support (*see drawing 20061-100 & 20061-101*). The steel is to be cased in plasterboard.
- The existing staircases are to be retained and refurbished, this includes the incorporation of new oak handrails on both staircases and a replacement oak balustrade at second floor. These are required to ensure the safety of employees and will also help to maintain a coherent aesthetic throughout the building. The existing balustrade at second floor is poor condition and the business owner has raised safety concerns.
- A new stable door will be installed at the top of the ground floor stairs as a safety precaution to prevent accidental falling.
- Oak architraves and skirting are to be installed throughout the first and second floors in line with those previously incorporated on the ground floor, following its refurbishment. This will provide a high quality and consistent finish throughout the building. All proposed internal doors will also be in oak.
- The existing walls are in poor condition and it is proposed that the walls are stripped of the existing wallpaper and boarded out with plasterboard and given a skim coat finish. This will provide a high-quality internal finish whilst protecting the historic fabric of the building.
- The historic floor joists are to be retained and additional timbers are to be installed alongside the historic joists to provide additional support where required. Existing historic floorboards are to be retained. New flooring will be installed over the historic floorboards. Additional timber will be incorporated below the new flooring where required to provide a level floor finish on both the first and second floors.
- The existing ceilings are in poor condition, they are to be removed and replaced. The existing ceilings have suffered damage from leaks, from the roof and chimney, and our client has raised concerns over the safety of the existing ceilings for their employees. During the renovation of the ground floor offices the existing ceilings were removed and replaced on approval of the conservation officer. It is the intension that this is done on the first and second floor, to provide high quality and safe ceilings throughout the building. Coving will also be installed on the first and second floor.

- In addition to the two windows (WF.03 & W5.03) which are to be replaced (*approved under application APP/20/00484*), following an inspection, all other windows are also to be replaced, including the sash windows on the ground floor. The windows are to be replaced with hardwood timber, single glazed sash windows in the same style as the existing windows, with a white painted finish. It has been assessed that the existing windows are in such poor condition that they will need to be replaced rather than refurbished.
- Existing kitchen window WF.04 (currently top hung UPVC casement window) is to be replaced with a white painted, hardwood sash style window to be more in keeping with the Listed Building. This window will be double glazed.
- On the second floor, in addition to the existing partition wall (previously approved under application APP/20/00484), the existing internal landing walls are to be removed. This will provide an open plan office space at second floor. Following the change of use from residential to office space, the second floor needs to be open plan to the stairs in order to meet building regulations in relation to Part B (Fire safety).
- Alarm and smoke detectors are to be installed throughout, and the electrics replaced.

External works

- The chimney is to be inspected and re-pointed as required. (As the chimney is currently leaking, this repair work will be undertaken as soon as possible to prevent further damage to the interior of the building).
- The existing lead on the roof is to be inspected and repaired as required. (As the roof is currently leaking, this repair work will be undertaken as soon as possible to prevent further damage to the interior of the building).
- On the first-floor terrace, the existing paving and gravel is to be removed from the flat roof. Any damage to the flat roof membrane is to be repaired and a new light weight timber decking is to be installed over timber joists.
- A new garage door is to be installed into the existing opening between the external courtyard and Tower Street. The modern garage door previously in place was recently removed as it was in poor condition and had become a health and safety hazard to members of the public.
- The existing timber door leading from the external courtyard (DG.10) is to be replaced with a mahogany door and fixed shut.

All alterations will be done sensitively with regards to the Listed Building. Similar works were previously approved and undertaken on the ground floor unit, which also involved the removal and alteration of partition walls.



Impact on the Listed Building and Emsworth Conservation Area

The overall impact on the Emsworth Conservation Area is considered a positive one. The proposed alterations to the Listed Building are primarily internal and so will have minimal impact on the surrounding area as they will not be visible.

The refurbishment of the existing windows, replacement garage door and re-pointing of the chimney, although very minor works, will improve the quality and external appearance of the building within the setting of the Conservation Area.

It is noted that the building is listed only for exterior and group value and there have been many internal alterations within the building previously. The proposed internal alterations have been designed to enhance the quality and functionality of the Listed Building, whilst minimising the impact on the historic building and making the changes required to allow an office to function effectively within the space. The exterior of the building will not be changed and all other alterations will be of high quality, therefore there will be minimal impact on the listing.