

Heritage Statement

Proposed Extension and Alterations

Wharf House, 30 King Street, Emsworth, Hampshire PO10 7AZ



Photograph 1 – West (Side) Elevation

March 2020

Prepared by:

Helyer Davies Architects Ltd
1 The Old Flour Mill
Queen Street
Emsworth
Hampshire
PO10 7BT

Contents

Introduction

The Listing

Site Location and Use

The Proposals

Impact of Proposals on the Conservation Area and Listed Dwelling

Photographs

Introduction

Helyer Davies Architects have been appointed by a private client to design a single storey extension to replace the existing conservatory. This application is for Householder Planning Consent and Listed Building Consent.

The works consist of:

- Proposed single storey extension to replace the existing conservatory
- Internal alterations
- Repositioning the entrance from King Street

The following documents will accompany the Application:

- Application Form
- Heritage Statement
- Design and Access Statement
- Drawings [19165 series]

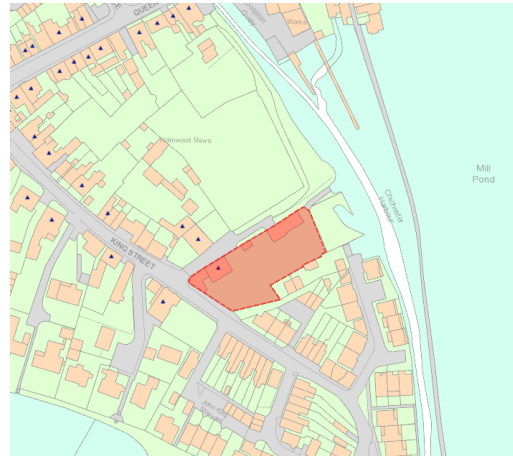
A measured survey has been undertaken by Helyer Davies to accurately establish existing floor levels, proximity to adjoining buildings and their ridge and eaves heights.

The Listing – Warf House

Taken from Historic England website

Historic England – Listing Description:

House. Early C19. Brick, with a tile roof. Symmetrical front (west) of 3 storeys, 3 windows. Yellow brick in Flemish bond, parapet with stone coping, brick band with coupled brick dentils, rubbed flat arches. Sashes in reveals, ground floor bows of 3 lights within framework of cornice and moulded architrave. Doric porch with fluted columns and $\frac{1}{2}$ columns (now glazed), moulded door-frame and 6-panelled door, on 3 stone steps. Symmetrical rear elevation of 3 storeys, 3 windows, red brickwork, and sashes.



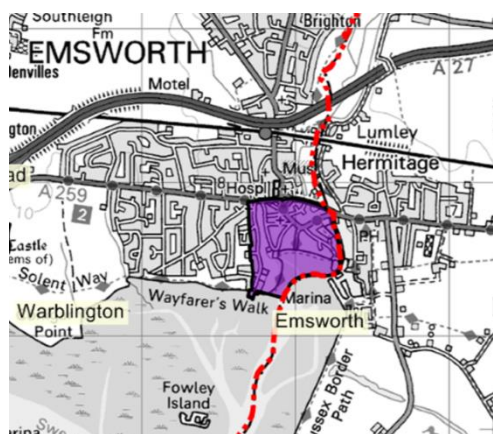
Listing NGR: SU7507405638

Grade: II

List Entry Number: 1154953

Site Location and Use

Wharf 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

centred on Holmwood Mews. Back into King Street, the character of the street then changes, with more simple, working cottages in rows and some old remaining boat store buildings. A modern infill housing development now occupies former boat yards behind, on the south-side. The street now becomes a 1970s development of town houses, which extend through to the Slipper Mill Pond on the east boundary. The main part of the street then bends to the left and runs out almost casually to a narrow slipway to the harbour's edge. The view of the waterside at low tide is one of shingle foreshore and mud flats extending far out into the harbour. At low tide, it is possible to walk along the shoreline to the jetty and the old tide mill at the end of South Street. At high tide, the water comes up to the shoreline walls and into the street itself on occasions.'

Wharf house is also named as one of the most significant listed buildings within the conservation area.

A public footpath runs down along the north boundary of the house and the garden extends down to the waters edge of the Emsworth channel.

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

Internally on the ground floor layout within the single storey element is to be reconfigured to provide more usable spaces that are more conducive to family living and make better use of the space.

The new layout will provide a modest open kitchen-diner, off which is located a utility room. A shower room/ground floor w/c is accessed from the utility room.

The existing conservatory is to be demolished and replaced with a single storey extension; which will form a 'sunroom'. Corner sliding doors and two large roof lights will make the room light and airy, as well as connecting with the garden making an indoor-outdoor space.

The existing gateway entrance from King Street is to be re-positioned to allow for the proposed shower room; the existing entrance will be re-formed and will become a window to the shower room.

Existing roof lights within the single storey element of the building are to be removed and replaced with two large rectangular roof lights, which will provide additional natural daylight into the kitchen and dining area.

Externally a canopy will extend around the sunroom to provide solar shading. The canopy will also extend across to the western boundary wall, providing a covered area between the new proposed entrance from King Street and the rear entrance into the utility room.

Impact of Proposals on the Listed Dwelling

The proposed works are to the more recent single storey extension and therefore will not impact on the historic fabric of the 19th Century portion of the listed dwelling. The proposals seek to improve the existing extension with regards to the internal spaces as well as improving the external aesthetic appearance by replacing the existing conservatory with a high-quality extension. As such there will be minimal impact to the listed dwelling.

The existing conservatory is in poor condition and as such needs replacing.

As most of the alterations will not be visible from King Street and the surrounding area; the proposed extension roof will sit level with the roof of the existing extension, the proposals will have minimal impact on the Conservation Area

The materials are of high quality and will predominantly be consistent with those on the existing dwelling, so will appear cohesive with the listed dwelling.

The small scale and positioning of the proposed extension mean that there will be minimal impact on the setting of the listed dwelling.

Photographs

