

Heritage Statement

Proposed Alterations

37 King Street, Emsworth, Hampshire PO10 7AZ



Photograph 1 – North Elevation

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Introduction

Helyer Davies Architects Ltd have been appointed by a private client to apply to change the existing roofing material on the rear single storey element from slate to zinc at 37 King Street. The application is a householder planning application.

The works consist of:

- Change of roof material on rear single storey element

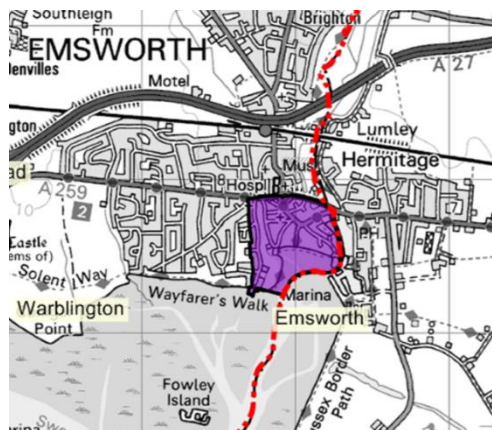
The following documents will accompany the Application:

- Application Form
- Heritage Statement
- Drawings [14099 series]
- Design and Access Statement

A measured survey has been undertaken by Helyer Davies Architects to accurately establish existing floor levels, proximity to adjoining buildings and their ridge and eaves heights. The O.S extracts are to show site location plan and block plan only.

Site Context

37 King Street is a residential dwelling located on King Street in Emsworth. It is located within the Emsworth Conservation Area and the Chichester Harbour Area of Outstanding Natural Beauty.



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.'

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

The proposals are minimal and seek to change the existing roofing material of the single storey element to the rear from grey slate to zinc. Due to the building's location in relation to the sea and the angle of the roof, the existing slate is inappropriate doesn't work and is causing the roof to leak. The proposed zinc roof is more appropriate for both the coastal location and roof pitch, it will help prevent any future problems.

Impact of the proposals on the Emsworth Conservation Area

The proposal is to the single storey element, which is located to the rear of the property, as such the changes will not be easily seen from King Street or the wider conservation area. The colour of the roofing material will remain very similar and it is not considered that it would cause any harm or have a negative impact.