

Heritage Statement

Proposed Alterations and Refurbishment

11 King Street
Emsworth
Hampshire
PO10 7AX



March 2019

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

Pre-application Advice

Additional Works

Introduction

Our clients have 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 our clients are keen to restore the house to its former glory. As part of this undertaking, Helyer Davies Architects have been appointed to design the alterations that will require Listed Building Consent and planning permission.

The works consist of:

- Internal alterations
- Replacement windows
- Loft conversion

The following documents will accompany the Application:

- Application Form
- Design and Access Statement
- Drawings [18168 series]

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

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.



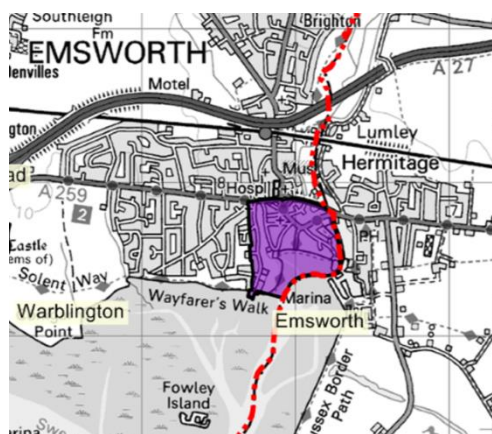
Listing NGR: SU7507405638

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

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.

Pre-Application Advice

GEN/19/00068 received 27/02/2019

The above document was submitted to Havant Borough Council alongside a set of existing and proposed drawings highlighting the proposals. We met with Rachael McMurray and Tina Pickup on site on 20th February 2019 to further discuss the proposed works where we had a very positive meeting. In the feedback received, the comments were very positive and most of the proposed works were deemed to be acceptable.

Ground Floor – Most of the proposed works on the ground floor were deemed to be acceptable; including the replacement windows, new kitchen patio doors, log burner in the dining room. The proposal to raise the lintel in the kitchen was raised as a concern as preliminary investigations suggest that it is possibly an original feature. The proposal to enlarge the opening between the kitchen and dining room was deemed unacceptable:

- *Section of wall to be moved to allow for open plan kitchen / diner- **this would not be supported as would adversely affect the original layout of the house.***

In response to this comment our client has removed this element from the application.

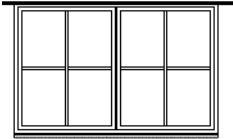
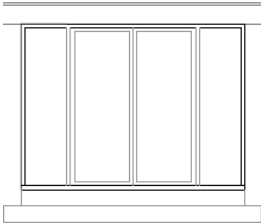
First Floor – All proposed works were viewed positively including the replacement windows in the living room and annex as well as the full height doors with Juliet balcony.

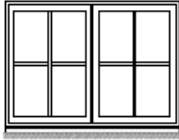
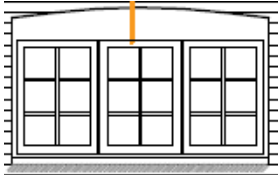
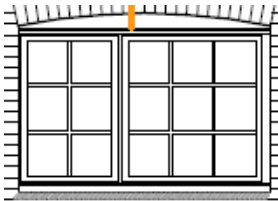
Second Floor – All works to the second floor were viewed positively except for the proposal to raise an existing window cill to allow for the proposed stairs:

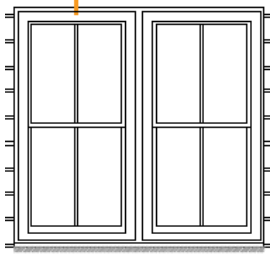
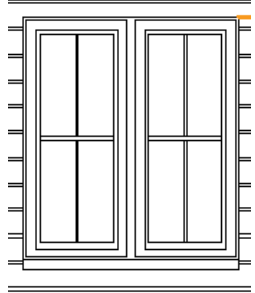
- *Window cill raised 600mm to allow for proposed staircase. Replacement window to match style of existing – **this would not be supported as the window appears to be original.** Following discussion on site, the staircase has been redesigned so that the landing sits below the existing window cill negating the need to change the existing window.*

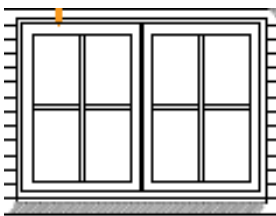
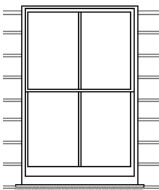
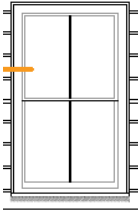
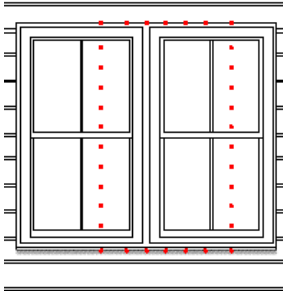
Proposals

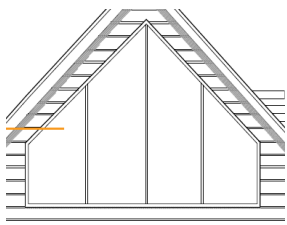
Windows Replacements and Alterations

Ref	Existing Window	Proposed Window	Information
W-1.01		N/A	Basement window is to be blocked in to allow for the incorporation of steps up to the new kitchen doors.
W0.01			Kitchen window to be replaced to allow for a window that is more in keeping with the Listed Building.
W.02			Existing window to be removed, structural opening to be widened and cill dropped to allow for the incorporation of patio doors. This is within the mid-19 th Century part of the Listed dwelling and the window is currently UPVC. The proposed doors are to be timber frame; mirroring the style of the historic building and providing a high-quality finish.

W.03			Replace the existing window in a style that is similar and more in keeping with the rest of the Listed dwelling.
W.04			Existing window is to be replaced.
W.05			Existing window is to be replaced.
W.06			Existing window is to be replaced.

W1.01			The existing window is white UPVC and in a modern style that is not in keeping with the rest of the house. We propose to replace the window with two adjoining timber sash windows. These have been designed in the style of the existing sash windows on the east and west elevations.
W1.02			The existing window is white UPVC and in a modern style that is not in keeping with the rest of the house. We propose to replace the window with two adjoining timber sash windows. These have been designed in the style of the existing sash windows on the east and west elevations.
W1.03			Existing windows are to be removed and the cill dropped to accommodate glazed timber frame double doors with Juliet balcony.

W1.04			Existing window is to be replaced.
W2.01	N/A		Proposed window to the master en-suite providing views across the back garden and towards the harbour.
W2.02			Existing window is to be replaced.
W2.03			The structural opening will be widened and the window replaced with two adjoining timber sash windows.

W3.01	N/A		Proposed glazed opening to the proposed office space providing views across the back garden and towards the harbour.
-------	-----	---	--

Two conservation roof lights are also to be incorporated into the roof above the proposed loft conversion to provide ventilation.

The external side doors to the hallway and annex are to be replaced.

Internal Alterations

Reconfiguration of First Floor Annex Layout

- Removal of some existing internal walls and reconfiguration as per drawing 18168-02 to provide a new bathroom and larger bedroom space.

Fireplaces

- A previous occupier has removed the hearths. These will need to be replaced.
- Installation of log burner into the existing fireplaces in both the dining room and main sitting room.
- The existing replica Victorian fireplace surround to be replaced with a Georgian surround.

Kitchen

- Removal of existing internal wall to enlarge the kitchen; a new glazed wall is to be incorporated as per the plans to separate the hallway. This will help to bring more light into the middle of the house.
- Raise the lintel over the stove and square off.
- The kitchen is also to be replaced during the works.
- The existing window on the south elevation (as mentioned above) is to be extended and replaced with full height French doors with fixed side lights. External steps will be incorporated to allow access from the kitchen to the external ground level.

Bathrooms

- Incorporation of an extractor fan to ventilate the first-floor bathroom. External vent to be via vented roof tile to minimise any loss of historic fabric.

Loft Conversion

- Conversion of loft space over master bedroom to house a study. A new stair will be incorporated providing access. A balustrade will be incorporated in front of the existing window on the lower landing as a safety precaution.

Impact of Proposals on the Conservation Area and Listed Dwelling

The proposals are predominantly internal alterations and replacement windows, none of which are on the street facing elevation. The replacement windows will be of high quality and replace both modern UPVC windows and modern timber windows that are not in keeping with the style of the historic building. All the alterations aim to restore the Listed dwelling to its former glory.

The proposals 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.

Internally, most of the proposals are within the late 19th Century section of the house and there will be minimal loss of historic fabric from the original 18th Century dwelling.

Additional works

Since moving into this Listed dwelling, our client has discovered that foam insulation had previously been used in the existing loft space. Following a survey and assessment, it has been recommended that the foam insulation is removed to prevent further unseen damage to the existing roof structure of this historic building. During the removal process it is likely that some existing roof tiles will need to be replaced, although we will try to save as many as possible.

Although this will incur some loss of historic fabric in terms of roof tiles, it will enable the prolonged life of the existing roof structure.

Please read the following in conjunction with drawing that follows over leaf.



Photo of the existing eaves access space in the Georgian section of the house. The area of roof in the eaves access to both the front and rear of the roof are lined with foam insulation (as indicated on the drawing below n°1 and n°4). This will be removed.



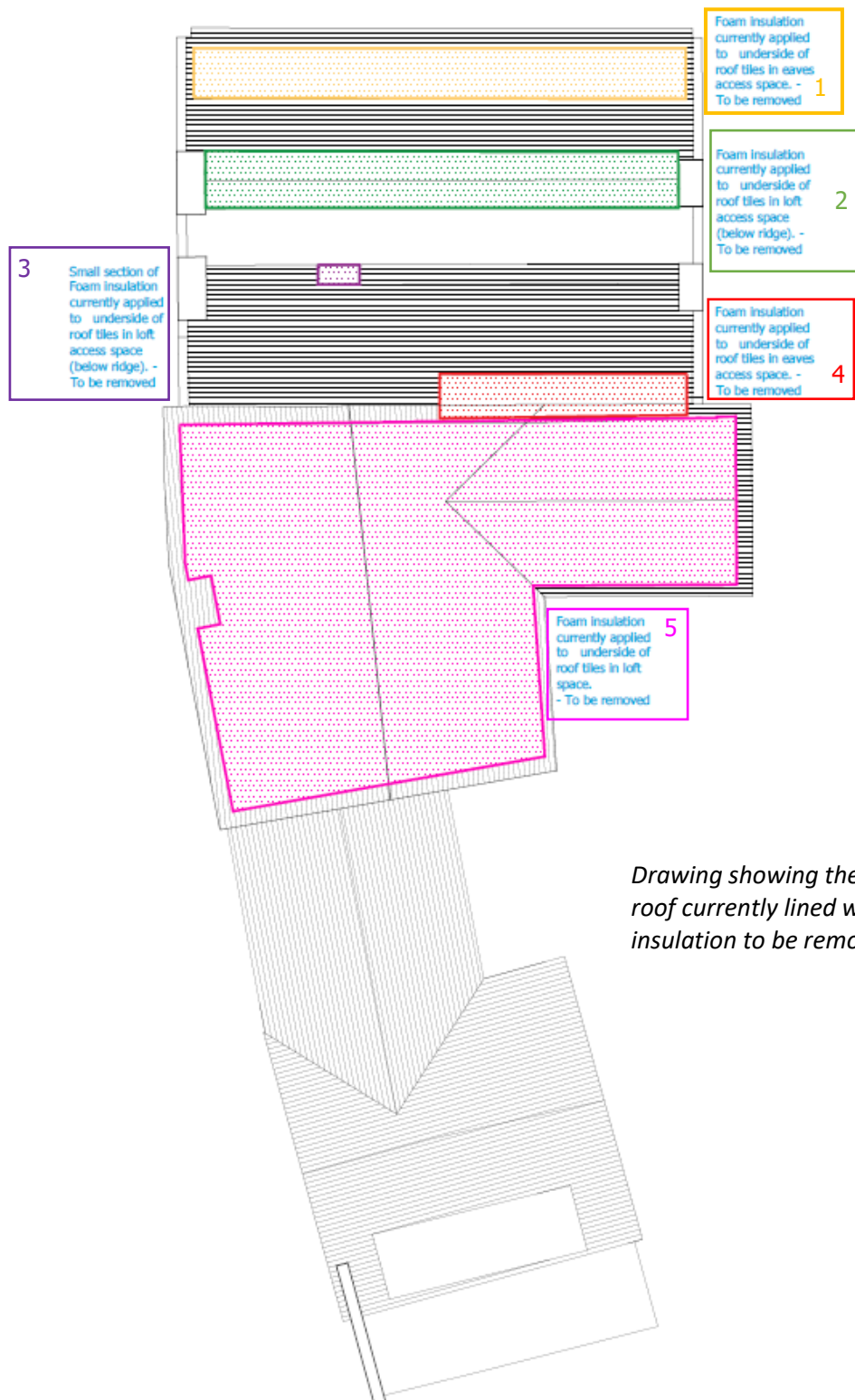
Photo of the existing roof space in the front section of the original house. This whole section of the roof is lined with foam insulation (as indicated on the drawing below n°2). This will be removed.



Photo of the existing roof space in the rear section of the original house. Most of the foam insulation in this section of the roof has previously been removed; the photo shows the small section of foam remaining (as indicated on the drawing below n°3) that will need removing.



Photo of the roof above the master bedroom (n°5 on the drawing below). As shown in the picture, the underside of the roof has been completely lined with foam insulation and this will need to be removed.



Drawing showing the areas of roof currently lined with foam insulation to be removed.