Helyer Davies Architects Ltd

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Heritage Statement

Proposed Alterations and Refurbishment

15 King Street
Emsworth
Hampshire
PO10 7AX

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Prepared by:

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1 The Old Flour Mill
Queen Street
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1.0 Introduction

1.1 Helyer Davies Architects have been appointed by a private client to design the alterations and refurbishment to Kings Cottage; a listed dwelling on King Street, Emsworth.

1.2 The works consist of:

Ground Floor

- Internal alterations
- Replacement windows
- Single storey rear extension
- Alterations to side access and side entrance

First and Second Floor

- Replacement windows
- Cladding of existing dormers

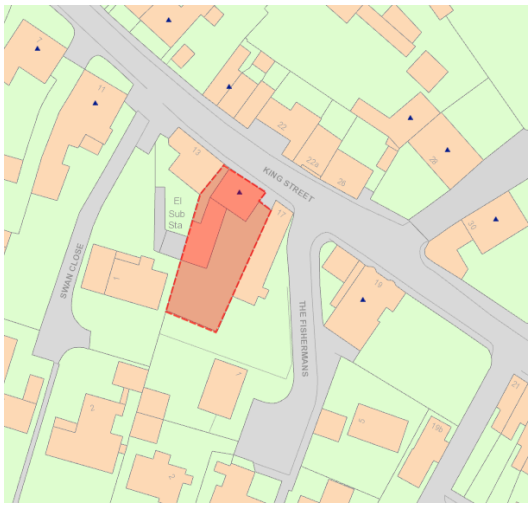
1.3 The following documents will accompany the Application:

- Application Form
- Design and Access Statement
- Heritage Statement
- Drawings [17091 series]

1.4 A measured survey has been undertaken by Shaw Colegate Land and Building Surveyors to accurately establish existing floor levels, proximity to adjoining buildings and their ridge and eaves heights.

2.0 The Listing – Kings Cottage, 15 King Street
Taken from English Heritage website

2.1 **English Heritage – Listing**
Description: House. Early C19. Brick, with a tile roof. Symmetrical front (north-east) of 2 storeys, 3 windows. Blue header walls with red flush dressings, brick dentil eaves, quoins, 1st floor projecting bands, rubbed cambered arches to the ground floor, plinth. Sashes (Victorian to the ground floor). main doorway with 6-panelled (2 top-glazed) door.



Listing NGR: SU7507405638

Grade: II

List Entry Number: 1303653

3.0 Site Location and Use

3.1 Kings Cottage is a residential dwelling located on King Street in Emsworth. It is located within the Emsworth Conservation Area.

3.2 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.

3.3 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.'

3.4 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.

4.0 Photos of Site

View over rear of property from upper dormer.

Existing first floor dormers and workshop roof.

Existing side entrance

Archway and gate from King Street

Rear patio area and existing rear wall viewed from the driveway

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View of the barn (workshop) and rear elevation showing existing windows and dormers

5.0 Proposals

5.1 A single storey rear extension will connect the family room with kitchen

5.2 The existing chimney in the kitchen is not functional and will be removed to provide more space.

5.3 The existing hipped roof over the family room will be removed; returning the barn roof to its intended form, with a gable end. A flat roof covering the existing family room proposed extension will help define and separate the barn and original house.

5.4 Existing dormers are to be re-clad in timber.

5.5 Existing UPVC and Crittall windows as indicated on drawing 17091-002 are to be replaced with aluminium frame windows.

5.6 Replace the existing roof light over the stairs with a conservation roof light. – *previously approved*

6.0 Impact of Proposals on the Conservation Area and Listed Dwelling

6.1 The proposals will have minimal effect on the surrounding Conservation Area as they will be obscured from the fronting road by the bulk of the existing building and thus would not affect the conservation area as seen from the public realm. Externally, the proposal most affecting the Conservation Area is the proposed new entranceway to the western side of the house which has been previously approved. The replacement gateway appears more in keeping with the character of the property and will help to enhance the front elevation of the property within the street scene.

6.2 The proposals include the replacement of all the existing windows on the north-west and south-west elevations (currently UPVC and Crittall) with aluminium frame windows. The proposed aluminium units will be of high quality and will significantly improve the quality and external appearance from the current windows. - *This has been previously approved under application APP/18/00799 & APP/18/00799*

6.3 The dormers are to be re-clad in timber. They will replace the current mix of UPVC and tiles. The alteration will tone well with the other alterations proposed and is not considered to be harmful to the character of the building. - *This has been previously approved under application APP/18/00799 & APP/18/00799*

6.4 The barn roof is to be re-tiled to match the original house; removing the existing concrete tiles which detract from the listed building. The proposal will help to unify the two elements of this listed dwelling and help the barn to appear more in keeping both with the house and within the Conservation Area. - *This has been previously approved under application APP/18/00799 & APP/18/00799*

6.5 Internally, the alterations proposed will not detract or cause harm to the historic value of the listed property but will help to improve the usability and quality of the internal living areas.

6.6 Overall, it is considered that the proposals will improve the external quality and appearance of the listed dwelling both individually and within the surrounding context, without affecting its historic value. The proposals also greatly improve the internal living areas for the occupiers.