

Emsworth Slipper Sailing Club Quay Mill, Emsworth PO10 7EQ

HERITAGE STATEMENT FOR AN APPLICATION FOR LISTED BUILDING CONSENT

This report describes the application site and the proposal to form a new opening between the existing galley and male toilets. The expansion of the kitchen and refurbishment of the toilets.

1 THE SITE

1.1 Quay Mill is situated in Emsworth Conservation Area at the point where South Street meets the foreshore. The mill dates from the 18th century when the mill pond walls were first constructed and originally served as a tide mill. However by 1977 when it was bought by Emsworth Slipper Sailing Club, the building had become largely dilapidated. With new owners and a new use, an extensive programme of refurbishment was undertaken, the buildings robust industrial architecture made it an ideal clubhouse.

1.2 The property is Grade II listed, and has the following list description:

Former tide mill in use as a sailing club. C18, C20. A plain rectangular structure of brick with a tile roof. Symmetrical east elevation of 2 storeys and attic, 5 windows. Red brickwork in Flemish bond, rubbed cambered arches, casements. In the north gable there are upper and lower doorways. To the west is a lower building, once containing the power machinery. Associated with the mill is a sea wall, extending across the shallow valley, with sluices, which encloses a mill pond, fed by a stream, but once also by a high tide (via the sluices). The building has recently been modernised (with new dormers) for use as a sailing club.

2 PROPOSALS

2.1 The proposals presented herein stem from the desire to expand the catering facility/galley into the male toilets and reduce the male toilet in size. It is proposed a section of wall is removed to create a new opening between existing buildings and create the enlarged galley.

The galley is currently very small and the catering team struggle to meet the demands of the membership. Both the female and male toilets need refurbishment.

Lots of functions, regattas and sailing events take place and both are well used but need to be improved. The benefit would be to enhance the club use and help sustain the use of the building as a local sailing club.

- 2.2 It is proposed to provide a new opening between the existing buildings as per the structural engineering drawing and existing/proposed drawings submitted as part of the application.

Importantly much of the proposed wall to be removed appears to have been a historic opening/access between the existing main mill building and the storage building alongside.

3 IMPACT

- 3.1 The proposed opening is internal and currently clad with white hygienic plastic in the galley and finished with a heavy speckled paint in the toilet. Most areas were refurbished in 1977 and the original timber beams built into the ceiling were maintained. The proposal is again to maintain all original features. The new opening would only be noticeable from within the new galley area and have a negligible impact.
- 3.2 For the sailing club, the enlarged galley would provide significant benefits in terms of the sustained use of the heritage building. The membership has cared greatly for the building and its heritage and benefits from great owner/occupation.

4 CONCLUSION

- 4.1 The new opening would have a "de minimis" impact on the appearance of the building whilst providing a considerable benefit. Quay Mill is a historic building of a robust nature which has seen much change over the years. The proposed enlarge galley would enhance its beneficial use as a sailing club and have no detrimental impact on either the character of the Conservation Area or the listed building itself.