

Heritage Statement

Proposed Tourist Accommodation in Annexe of Ivy House

11 King Street
Emsworth
Hampshire
PO10 7AX



April 2019
Prepared by:
Susan Sylvester
Ivy House
11 King Street
Emsworth
Hampshire
PO10 7AX

Contents

Introduction

The Listing

Site Location and Use

The Proposals

Impact of Proposals on the Conservation Area and Listed Dwelling

Pre-application Advice

Introduction

We 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 we are keen to restore the house to its former glory. There is a self contained annexe in Ivy House and this has been in place since a previous house sale in 1979. We would like to use the annexe of Ivy House for holiday accommodation whilst restoring the property as a whole to its former glory. Converting the annexe to holiday accommodation requires only minor internal alterations and window replacement.

We have appointed Helyer Davies Architects to design the alterations that will require Listed Building Consent and planning permission for the annexe.

The works consist of:

- Internal alterations
- Replacement windows

The following documents will accompany the Application:

- Drawings
- Statement of tourist accommodation management

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.



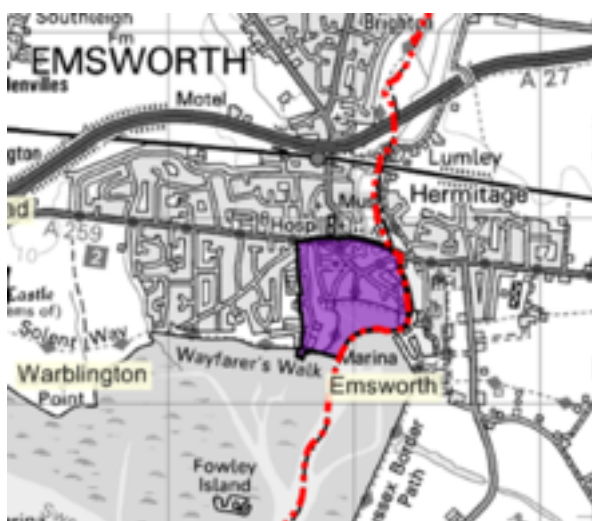
Listing NGR: SU7507405638

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 and use of the annexe as holiday accommodation 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.

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

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.
-

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 proposed alterations to the annex 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.