

Helyer Davies Architects Ltd

Heritage Statement



Renovation of kitchen and alterations

to

8 King Street
Emsworth
Hampshire
PO10 7AZ



Fig.1 – Front Elevation.

November 2018

Prepared by:

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Introduction

Helyer Davies Architects have been appointed by a private client to design the renovation to the kitchen and alterations to 8 King Street, in Emsworth. This application is for Listed Building consent; for alterations to a Grade II Listed Building in a Conservation Area.

Our client wishes to refurbish the existing kitchen on the ground floor at the rear of the property, with alterations to improve the functionality of the room and provide further access to the garden.

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 OS extracts are to show site location plan and block plan only.

Site Location



Fig.2 – Site Location map.

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The site is situated within the town of Emsworth in Hampshire. Emsworth is a small, coastal town situated in the south eastern corner of Havant Borough and retains a vibrant District Centre which is well served by both road and rail public transport. The A259 runs through the town and provides access to both the A3 and A27 further to the north.

The historic core of Emsworth town lies to the south of the A259. It has direct water frontage, forms the Conservation Area and attracts many visitors to the town. The site lies within the District Centre of Emsworth, the Emsworth Conservation Area and the Chichester Harbour Area of Outstanding Natural Beauty.

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.'

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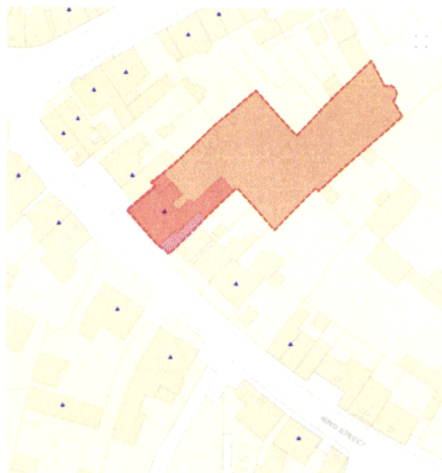
The surrounding properties to the site are buildings of traditional style and typical of the local vernacular. They have various mixed uses from shops and restaurants to professional services. Materials are of a various palette ranging from brown/red bricks and cream/white render for walls. The roofs are generally brown handmade tiles with bonnet hips or some with grey slate. Natural foliage and low brick walls are used to create fairly open boundary frontages. Dormers of traditional style are prominent to front and rear elevations.

The Listing

English Heritage – Listing Description: House. Late C18. Stucco, with a slate roof. Symmetrical front (south-west) of 2 storeys, 3 windows. Hipped roof. Sashes in reveals, ground floor with 3-light frames and Victorian sashes. Greek Doric doorcase with cornice, frieze with circular decoration, ½-columns, architrave, Victorian 3-panelled door.

Grade: II

List Entry Number: 1340204



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Site Photographs



Fig.3 – Window on eastern elevation.



Fig.4 - Windows to patio.

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Fig.5. – Kitchen and window to patio.



Fig.6 – Flooring to dining area and kitchen.

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Proposals

External proposals: All period features on the building's exterior will be retained to maintain the existing character.

The opening on the eastern elevation (as seen in Fig.3) is to be infilled internally to allow for the renovation of the kitchen and to allow for a new fridge. Externally the window will be retained and presented as a frosted window in order to minimise the impact of the alterations. The small adjacent window which sits at 90° will also be frosted.

The windows on the north east kitchen elevation are to be replaced to match the style and glazing height as the windows directly opposite (across the patio area)– see drawing 18160-01. The triple panel window (as seen in Fig.4&5) is to be extended to the internal ground level to provide a set of French doors and one fixed window panel to the side. The use of these doors would allow plenty of light to enter the room, further incorporate outside space and drastically improve the flow and use of the dwelling.

Internal proposals: The existing York stone flooring in the dining area (as seen in Fig.6) is to be extended out into the kitchen area, replacing the existing floor. The existing timber flooring and odd tiling to the kitchen is not original and is of limited historic significance. This will provide a quality flooring material throughout and will improve the overall finish of the Listed dwelling.

A door is proposed to enclose the back of the alcove (as seen in Fig.5) to create a larder, which will drastically improve the use of the space and the kitchen overall.

Pre-application advice

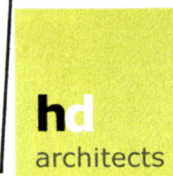
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Replacing flooring – *'the existing floor does not appear original to the building and is of limited historic significance'* – would be happy for the floors' replacement with high quality stone.

Block window to eastern elevation – *'I would not have a problem with blocking this particular window...the thought of seeing the window outline and lintel when blocked up is a good idea'*

Opening window to allow for French windows – *'this is a relatively modern window and as such I would be amenable to its replacement'*

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Conclusion

Consequently, the key aims of the proposed refurbishment and alterations are:

- To renovate and improve the kitchen to the current Grade II late C18 Listed structure.
- To retain the character of the existing building and also improve the flow and use of the existing dwelling.
- To use a high quality and durable palette of materials that will be consistent with the character of the surrounding properties and the Listed property.

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