



24 East Street, Havant – Design, Access & Heritage Statement

24 East Street - Havant

Site Address

24 East Street, Havant, Hampshire, PO9 1AQ

Introduction

This document has been prepared by PWP Architects and contains the design documentation suitable for planning and listed building consent applications. Although the building exists as a house already, Having been converted from a commercial office in the early 2000's, the new owner wishes to make some amendments to the ground floor layout to enhance the property. This work is to be done in conjunction with necessary refurbishment and maintenance works which unfortunately have been left to too long meaning that some timber elements now require extensive repair. We have scheduled out the refurbishment works as well as the proposed enhancement works.

Existing Site & Structures

The site is situated in the centre of East Street on the southern side of the road. It is linked and shares a mirrored front elevation with the adjoining property 22 East Street. Indeed both properties appear on the same listing information as follows:

SU 7106 HAVANT EAST STREET
(South Side)
21.7.75
10/21 Nos. 22 and 24

II

Former house, now 2 shops. Late C18. Brick, with a tile roof. 2 storeys and attic, 4 upper windows. Blue header brickwork with red dressings; brick dentil eaves, quoins. Old sashes to No. 22, Victorian to 24. Mid C20 shop-fronts.

Listing NGR: SU7188006206

To the rear of the property is a later single storey brick extension with partial pitched and partial flat roof. Judging by the window details this extension appears to have been erected in the 1980's. The windows here are white painted softwood with faux rising lintels to create non-self-supporting arches

Works Undertaken

Refurbishment works.

Front elevation

Ground floor:

Main front door. Existing door and frame to be reused. Rotten areas if found to be cut out and new seasoned timber scarfed in.

Main Shopfront. Unfortunately years of neglect has meant that rot has set in to such an extent that this element is beyond saving. Therefore like its twin at No. 22 it is proposed to install a new single glazed shop front to match that more recently added to No. 22. This will maintain the integrity of the street scene. It is proposed to paint the new screen to match no. 22 East Street.

First floor:

Original sliding sash windows are in a poor state of repair but can be saved through intensive work and scarfing seasoned timber in to replace the sills which are seen to be rotten. Sashes will be removed, refurbished and reinstalled. The single glazing shall be retained.

Rear elevation:

Ground floor: Where retained the more modern windows will be refurbished and repainted.

First floor: Unequal Timber sliding windows exist but these have spiral balances so are not original probably dating back to the 1980's ground floor extension. After refurbishment it is proposed that the single glazing is removed and upgraded to thin section sealed double glazed units.

Enhancement works:

Ground floor: The original rear wall of the original building has been knocked through in two places with sizable 1.5w x 2m high openings with a short section of masonry 1.2m w left between them. In situ cast concrete lintels were installed above these openings. It is proposed to remove the old concrete lintels the remaining section of wall and install a new steel lintel spanning between the outside jambs of the original openings.

Rear elevation:

It is proposed to remove the single door to the west side of the rear elevation and install one of the kitchen windows which is being removed. The openings in the kitchen will be amalgamated into a single opening where a new timber double glazed pair of double doors and sidelight will be fitted in its place. A straight lintel is proposed in this location with cut bricks to form a visible soldier course.

It is proposed that all the remaining single glazed windows will have secondary glazing fitted to them.

Materials

All materials shall match existing. Refurbishment works on timber joinery will use well-seasoned softwood to match.

Scale

Overall the works are very minor in scale and will be completed to a high level to ensure that property has retained its character. The works have sought to rationalise a somewhat piece-meal layout and have provided a sensitive solution.

Conclusion

In conclusion the works propose will ensure that the building is brought back to a position it ought to have been maintained in but unfortunately this has slipped under the guardianship of the previous owners. The proposed works are to enhance the existing building and will not detract from its original listed character.