

HERITAGE STATEMENT



Demolition of Chimney

at

The Old School House, School Lane, Emsworth PO10 7ED



Figure 1: Front Elevation (facing the Mill Pond)

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1.0 INTRODUCTION

This application is for the demolition of the chimney at The Old School House in Emsworth.

Helyer Davies Architects Ltd submitted an application for the renovation and loft conversion of the property which was approved on 9th August 2017. The reference for this application is APP/17/00593.

The following documents will accompany the application:

17047_Heritage Statement

(Drawings)

17047_02 Drawings of property as approved

17047_03 Drawings of property as proposed

A full building survey was carried out by ourselves in February 2017 to accurately establish the extent of the site, proximity to adjoining sites and the ridge and eaves heights of the existing building. The OS extracts are to show the site location and block plan only.

2.0 SITE LOCATION

2.1 Surrounding Area

The site is located on the corner between School Lane and Bridgefoot Path in Emsworth and looks out over the Mill Pond.

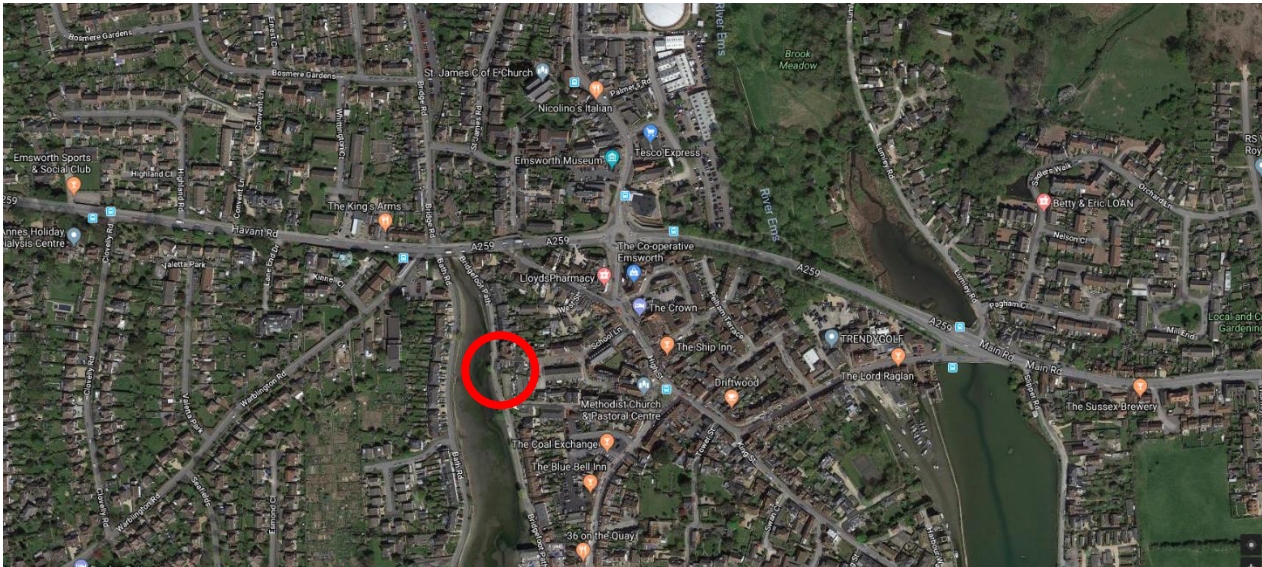


Figure 2: Aerial Maps (from Google Maps)

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.

2.2 Conservation Area

The Old School House is not a listed property; however, it is located in the Emsworth Conservation Area and the Chichester Harbour Area of Outstanding Natural Beauty.

The Emsworth Conservation Area Character Appraisal describes School Lane along with Nile Street and West Street as:

“Nile Street, School Lane and West Street: These are three small streets, all situated on the west side of the town centre. Historically, Nile Street is a relatively new street, built at the later part of the 18th Century between St Peter’s Square and the Mill Pond. It is straight and narrow with a mixed character of older and modern town houses, one remaining works building and with smaller cottages towards its west end at Bridgefoot Path. During the 19th Century, historic maps show the evolution of School Lane to the north, from a path to a named road. No 12 is The Old School House which dates from the 1840s. West Street on the other hand was part of the old road system, being the western approach to the old town, only superseded in 1974 by the construction of the short by-pass from Bridgefoot to Hermitage. The truncated western end where it meets the bypass is not a

particularly happy connection, even allowing for the surrounding walls. It has a number of historic shops on the south-side towards its junction with High Street and two listed houses on the north-side, No 3, an early 18th Century house and No 5, the impressive three storey, stuccoed Kepple House dating from the late 18th Century (Q)."

It also talks about the Town Mill Pond and within that Bridgefoot Path:

"Although the Town Mill Pond is both historically and inextricably physically linked to the old town and forms its western boundary, it is surrounded by 19th and 20th Century development which imparts a different character upon it from that just a few steps away. Bridgefoot Path on the eastern side has largely late 19th Century and early 20th Century development, while the west side in Bath Road is mostly inter-war rows and semis and post-war housing, which is suburban in character and thus very different to the overall 18th Century character of the rest of the Conservation Area to the east. Although of modest design the appearance of these houses is enhanced by the waterside location. They are nonetheless, in their own way, complementary to the Mill Pond, providing an uncomplicated backdrop"

As described in the Character Appraisal, the immediate area to the Old School House boasts a mix of older Georgian style buildings and more early and late 20th Century buildings.

3.0 DESIGN

3.1 The Proposals

The proposals are to remove the chimney from the existing property. It currently stands way above the existing ridgeline and there are no other precedents for a chimney like it in the immediate area. It is also currently not in use and to allow the proposed staircase from the previous application, the chimney must be removed.

3.2 Impact on the Conservation Area

The chimney as existing is much higher and wider than others in the area and the style does not fit in with its context. It is also not visible at street level unless travelling northwards along Bridgefoot Path. Removing the chimney which is currently unused will not only allow the works to happen on the property, but also make the building more fitting within its context once the works have been completed.

The works to remove the chimney are minor compared to the scale of the Conservation Area and therefore the impact is not only minimal, but we feel positive for the reasons discussed above.

4.0 Supporting Documents

4.1 Photographs



Figure 3: View from Bridgefoot Path looking south



Figure 4: View from Bridgefoot Path looking north (taken from Google Street View).

5.0 Conclusion

This application is for the demolition of the unused chimney at the Old School House in Emsworth.

The proposals will allow the works to proceed from the previous application APP/17/00593. The impact on the Conservation Area is minimal due to the small scale of the works and that the chimney does not fit within its context. There will not be much of a visual impact as the chimney is only visible when looking at it from one direction when on Bridgefoot Path or when further away on the other side of the Mill Pond.