



5A King Street, Emsworth – Design, Access & Heritage Statement

5A King Street - Emsworth

Site Address

5A King Street, Emsworth, West Sussex, PO10 7AX

Introduction

This document has been prepared by PWP Architects and contains the design documentation suitable for a retrospective listed building application. The works that have already been undertaken have been completed to enhance the existing property and remove a number of non-original interventions. A full description of both the removed and constructed items has been listed later within this document and consultation with the conservation officer has been undertaken by the client.

Existing Site & Structures

The site is situated within Emsworth Conservation Area and located towards to northern end of King Street, just before King Street meets the High Street. 5A King Street is a Grade II Listed Building (List entry Number: 1091600) and forms one half of a pair of houses which, in the 1970's were split into 3 dwellings.

The properties are constructed in brick, with slate roofing, however, the brickwork is only visible on the principle elevation facing King Street. The brick is yellow/pink and formed in a Flemish bond with a mix flat and round rubbed arches. To the rear and side the elevations are predominantly rendered white with white timber sash windows in reveals.

Works Undertaken

As discussed the application seeks retrospective listed building consent for works that have already been undertaken. Below we have outlined the works that have been completed and the previous works that were removed in order for these works to be completed.

As you can see on the existing ground floor plan (1200 A) the entrance door opened onto a short hallway space with a non-original blockwork wall constructed to enclose a small utility, which was accessible from the staircase landing area. Therefore, in order to access to the rest of the house the client previously had to move through the existing lounge space which was highly inconvenient.

In seeking to rationalise the property and the existing spaces the client removed the existing utility and blockwork wall that separated the utility from the hallway. In doing so, this means that the entirety of the property can be accessed without having to move through the lounge causing far less disruption to the occupant. The works that have been completed are similar in layout to the entrance layout of the neighbouring property No.5 which provides access to all areas of the property from the entrance hall. As part of the works the removal of non-original skirting and ceiling board was required and these materials were witnessed by the conservation officer during their visit to the site.

Within the works to the hall the client has also blocked off the opening to the lounge that previously provided the only access to the rest of the property. This is mainly due to the fact that within the lounge there were two door openings as was previously required and therefore, this has allowed the client make the usable space within the lounge more substantial. The door that was removed as part of the works has been retained and has been carefully stored within the garage to the property.

The doorway that opened into the utility has been enlarged and the head of the door has been raised by 250mm to provide a more formal opening. The non-original ill proportioned coving that was added by the previous owner to the hallway space has also been removed as part of the works.

Materials

Some making good and decoration has been completed as part of the works with the hall tiles and vinyl tiles from the previous utility being removed and replaced with matching tiles throughout. The closed off doorway to the lounge has been made good and decorated seamlessly and new radiator has been fitted by the front door. The missing area of skirting board has been replaced to match in with the existing and again has been decorated to provide seamless

Scale

Overall the works are minor in scale and have been 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 that have been completed to 5A King Street provide a considered design solution to what was previously an awkward layout. The works have been undertaken with care and have sought remove non-original elements to the property in order to not alter the listed building substantially.

The works have been completed to a high finish and have a positive impact on the property. As such we believe that the works that have been undertaken should be approved.