

HERITAGE STATEMENT



Interior Alterations

at

Keppel Lodge, 5 West Street, Emsworth, PO10 7DX



Figure 1: Front Elevation (white building to left)

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715

CONTENTS

1.0 Introduction

Site Survey

2.0 Site Location

Surrounding Context

The Building

The Site

3.0 The Works

External proposals

Internal proposals

4.0 Conclusion

1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to design the interior alterations to Keppel Lodge in Emsworth.

This document outlines the proposed works to include:

- Removal of internal stud walls.
- Removing dry lining on southern wall and re-lime plastering.
- Removal of downstairs sanitary ware.

The following documents will accompany the application:

18103_Design and Access Statement

18103_Heritage Statement

(Drawings)

18103_01 Existing

18103_02 Proposed Drawings

A full building survey has been carried out by ourselves in 2013. 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 at the bottom of West Street, Emsworth.

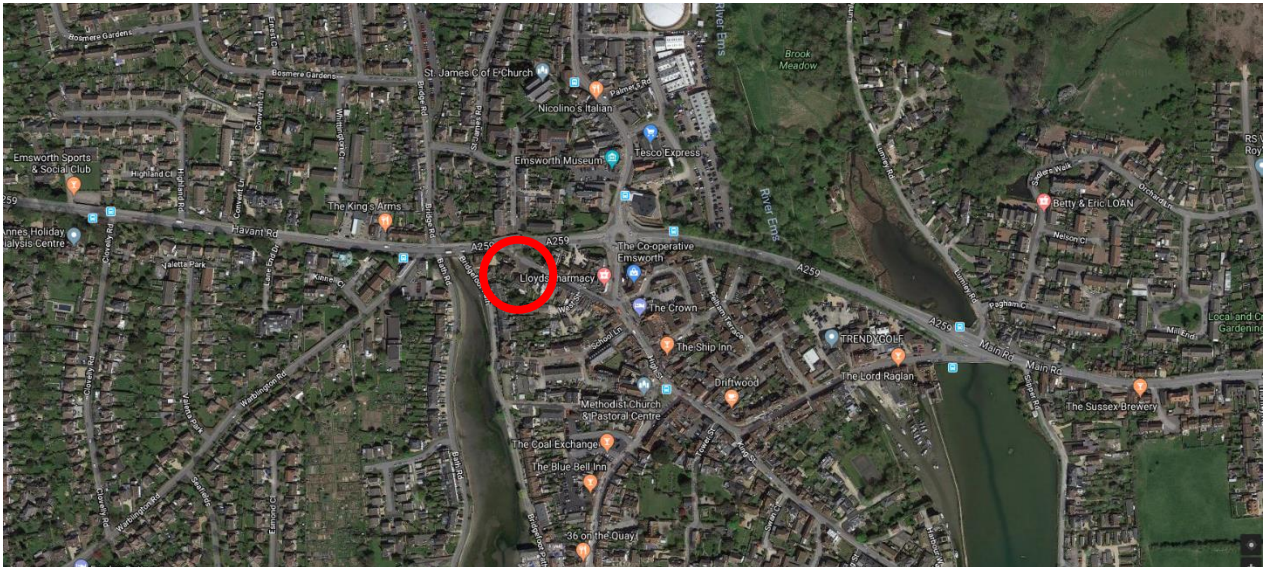


Figure 2: Aerial Maps (from Google Maps)

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 The Building

2.2.1 Historic England Listing

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: KEPPEL LODGE INCLUDING GATEWAY

List entry Number: 1303274

Location

KEPPEL LODGE INCLUDING GATEWAY, 5, WEST STREET

The building may lie within the boundary of more than one authority.

County: Hampshire

District: Havant

District Type: District Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 06-Feb-1984

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 135528

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SU 7405 HAVANT WEST STREET Emsworth

11/3 No. 5 (Keppel Lodge), including Gateway GV II

House. Late C18, with early C19 alterations. Brick, stucco front, tile roof. Symmetrical roadside elevation of 3 storeys, 3 windows, with quoins, plinth, architraves (plain and eared to the 2nd floor moulded to 1st and ground floor). Sashes in reveals (Victorian to the ground floor). The west gable and wing contains the entrance, approached by steps and a stone-paved path: doorcase with modillion pediment, broken cornice above pilasters, flush-panelled reveals, 6-flush-panelled (2 top-glazed) door. The gateway through the brick boundary wall is of cast-iron, with short side rails, openwork piers, and single gate. The north side of the west elevation has brickwork and some stone walls, with sashes, a 1st floor splayed bay, and a ground floor ½-glazed door, and tile roofing with a brick dentil eaves.

Listing NGR: SU7169906264

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SU 74855 05870

2.3 The Site

The site is accessed from West Street and is approximately 560m²

3.0 DESIGN

3.1 Proposals

The existing stud walls between the dining room and the kitchen/utility room were a modern addition to the property. These will be removed to make a larger, more open room. The walls in this room and the adjacent study will have the dry-lining replaced and will be re-plastered with lime-plaster. All skirting boards and architraves will be replaced and made good following the works.

The sanitary ware in the downstairs shower room will be removed and it will be turned back into a boot room, which it was originally.

3.2 Impact on the Listed Building

The proposed works will return the dining room to its original layout by removing the modern stud walls and kitchen/utility space. The dry lining will also be replaced with lime-plastering. The sanitary ware will be removed from the shower room returning it back to a boot room. This is the only exterior alteration that we are proposing. All surfaces and features of the property affected by the works will be made good following the completion of the works.

The works aim to return the property back to how it was originally and therefore will create a better functioning house.

4.0 Conclusion

This application is for listed building consent to remove internal stud walls, replaced dry lining with lime- plastering and to remove the existing sanitary ware within the downstairs shower room.

All skirting boards, architraves, floorboards and ceilings will be made good following the internal works. The extent of the works are very minor and will restore the layout of the property back to its original layout by removing the more modern additions and returning the shower room to a boot room.