

DESIGN & ACCESS STATEMENT



Proposal

Repairs to south elevation of Trentham Cottage, Tower Street, Emsworth, a listed Grade II building (10 June 1952) in the Emsworth Conservation Area.

- 1. Replace two existing rotted wooden second floor windows.*
- 2. Remove the existing, cracked and "blown" cementitious rendering and replace with lime render.*

1. What features are on the existing site?

This is a detached cottage believed to be late C18th originally built of brick and chalk with a tile roof. In the early C19th the west (street front) elevation was given a stucco facade, with a slate roof. The ground floor front is symmetrical with windows either side of a doorcase with a moulded cornice, reeded architrave with a fanlight of a radiating oval pattern and a six-panel door. The upper storey eaves cornice with has coupled carved brackets, plinth, and a central circular upper window between two rectangular windows having segmental arches filled with plaster radiating fluted pattern. The sashes are in exposed frames of three lights, radiating lights to the circular window. The north side entrance in a wing wall has a moulded panel above a boarded door. The south elevation currently covered with a failing, faux block marked cementitious rendering is believed to be of brick construction. The two small single sash softwood windows each with a single, broad, horizontal glazing bar are believed to be mid C20th additions to light the second floor former roof space.

2. How will access issues be addressed?

The site is level and accessed directly from Tower Street. Parking in front of the house is restricted, but the property has 2 parking spaces 50m further down Tower Street. Space is available to place a skip, which will probably be required when the failed rendering is removed. Access to the south wall is via a side gate belonging to the adjacent property, Trentham House. Scaffolding will be required which will stand on Trentham House flagstones. The owner, Mrs Sally Gordon, has been informed and is content.

3. Provide details of the layout of proposed development?

No change.

4. Provide details of the scale/appearance of the proposed development.

No significant change. The windows will be copies. The present cementitious rendering is unpainted and the hydraulic lime rendering replacing it will not be painted.

4. Provide details of the landscaping in the proposed development.

Not applicable.

5. Provide details of how Heritage Assets issues have been addressed.

Heritage Assets/Significance

The property is listed Grade II and situated in the Emsworth Conservation Area. The front is attractive and Pevsner, in his Hampshire edition of the Buildings of England describes Trentham Cottage and its location in the following way "the most delicious inland backwater in Emsworth, Tower Street, a cul-de-sac with a few Georgian houses. Trentham Cottage has upper side windows under segmented tympana decorated in stucco fan patter, a circular central window and a doorway with a distinctive fanlight". Although the front is of painted stucco, the rear is of brick and chalk. The sides, including the chimney stacks are believed to be of brick but both sides were faced at some period with cementitious rendering, presumably to improve weather proofing as the south side is exposed to S and SW winds blowing from Emsworth Channel in Chichester Harbour. As a finish, however, this rendering is inappropriate for both the house and the neighbourhood.

Impact

The failing of the present rendering provides the opportunity to replace it with a hydraulic lime render that is in keeping with property's heritage and which has been used elsewhere on listed buildings within the same conservation area. The windows in the south wall are a modern (C20th) addition to the property's Georgian aspect, which might not be tolerated today, but they are plain, functional and not readily seen from the street. Replacing the present rotten wooden frames with hand-made copies would not lead to further detriment. The work is considered to have a beneficial impact on the character of the heritage asset, be consistent with the character of the Conservation Area and will complement the high standard of appearance and maintenance of the rest of the property. The works would not appear to contravene any existing policies, design statement or core strategy.

