

TRINITY COTTAGE, 41 SOUTH STREET, EMSWORTH

SITE & LOCATION

The property is situated in the historic core 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.

The surrounding properties of the site are buildings of traditional style and typical of the local vernacular. They have various mixed uses from residential dwellings, to shops, pubs, and restaurants to professional services. Materials are of various palettes ranging from brown/red bricks, light-coloured painted bricks, and cream/white render for walls. The roofs are generally clay tiles with some grey slate. Due to the terraced street, the boundary frontages are generally open to the pavement and the street of South Street itself.

PROPERTY HERITAGE

The site of Trinity Cottage at 41 South Street, is a Grade II Listed detached dwelling located at the bottom of South Street in Emsworth. The property sits within the Emsworth Conservation Area and the Chichester Harbour AONB'. The property also appears in 'Emsworth Conservation Area Character Appraisal' as a building of interest:

'Buildings form an important part in the character of conservation areas by virtue of their architectural or historic interest. They contribute at different levels and can have different values e.g. statutory listed buildings, or of local interest, but each can be important in their individual way, or as a group for townscape value in the Conservation Area and should be retained and their character safeguarded.'

LISTING

Name of Listing: Trinity Cottage

Heritage Category & Grade: Listed Building - Grade: II

List Entry Number: 1092109

Date first listed: 21-Jul-1975

Statutory Address: TRINITY COTTAGE, 41, SOUTH STREET

Details: SU 7405 HAVANT SOUTH STREET Emsworth (West Side) 21.7.75 11/29 No 41 (Trinity Cottage) (formerly listed as Nos 39 to 43 odd) GV II House. Early C19. Painted brick, with a tile roof. 2 storeys and attic, 4 windows. One hipped-roofed (C20) dormer with a casement, 2 upper old sashes, otherwise C20 casements. C20 doorway, with hood, side panel, and panelled door. Included for group value.

CONSERVATION AREA

The property is in the Emsworth Conservation Area.

PRE-APPLICATION ENQUIRY

A pre-application (GEN/00535) enquiry was submitted to LPA in July 2022 and a meeting was held on-site between the applicant and Rachael McMurray. The rear extension is acceptable in principle given the spacious rear garden, though some concerns were raised about the roof design presented and the mixture of second-floor dormers and roof windows. We have reflected on the feedback from the meeting and subsequent letter and adapted the proposals accordingly.

DESIGN PROPOSAL

SINGLE-STOREY REAR EXTENSION

A single-storey rear extension is proposed to enlarge in ground floor living accommodation. The proposed extension has been designed in a low-key contemporary style with a flat roof, featuring an elegant, thin roof overhang and central flat-flat glass roof lights.

To connect the extension to the existing property part of the ground floor rear wall is to be removed, this includes the existing contemporary glazed doors. Internally an existing wall is to be removed to open up the living space to the extension and garden.

External wall material to be rendered with new windows and doors in aluminium. Roof overhang detail in aluminium to match windows and doors.

REAR DORMER WINDOWS

The existing second-floor bedrooms and landing sit within the roof space. To create more space and natural light it is proposed to construct three new dormer windows on the rear roof slope. The new dormer windows are to match the existing front dormer in size, style and material.

HOME OFFICE

The existing single-storey rear structure at the rear of the garden is proposed to be converted into a home office by turning existing windows into French doors and installing conservation-style roof windows on the south-facing roof slope. Internal the existing structure will be damp-proofed, drylined and insulated.

USE

The property will remain as a single detached freehold dwelling

SCALE

The proposed works have been designed to sit comfortably with the existing property.

IMPACT ON THE CONSERVATION AREA

The proposed works are to the rear of the property, and whilst the side of the proposed ground floor extension will be visible from the street it is considered that its impact will be very minimal and not detrimental to the property, street scene or conservation area.

IMPACT ON THE LISTED BUILDING

The proposed works retain the essential character of the property. The features of the property noted in the listing description are not impacted, nor do the proposals impact the wider grouping of properties, which is noted in the listing as part of the value of the property.

ACCESS

Access is from South Street and is not changed by this application. Parking will not be impacted by this proposal.

CONCLUSION

The proposals have been designed to sit comfortably with the existing property and wider conservation. The character and key features of the Listed property have been retained. We respectfully request that planning and listed building consent are given for these relatively modest proposals.

CARL Architect Ltd
August 2022