41 South Street – Trinity Cottage

Planning and Listed Building Application – July 2021

Design and Access Statement

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41 South Street – Trinity Cottage

Historic England

Map of Emsworth 1896 – With building to the South

Map of Emsworth 1932 – Highlights the three cottages and building to south removed. This is the last map in the series that highlights the three cottages.

Statutory Address: TRINITY COTTAGE, 41, SOUTH STREET

Heritage Category: Listed Building
Grade: II
Listing NGR: SU7494805653
Date first listed: 21-Jul-1975

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.

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Historic Photos

Historic Photos of Trinity Cottage. Dates Unknown.

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Planning History

The property has limited planning and listed building history. In 1994 a Planning and Listed Building Permission was approved for an intruder alarm

Planning Applications (1)

- Listed Building Application for intruder alarm under eave on east elevation and siting of sens...
  Ref. No: 94/59126/000 | Status: -

Planning Appeals (1)

- Listed Building Application for intruder alarm under eave on east elevation and siting of sens...
  Ref. No: 94/59126/000 | Status: -

There is no planning History for the introduction of large windows to the south elevation. These works may have been undertaken before the listing in 1975.

View toward Trinity Cottage – Est Date 1930's

View toward Trinity Cottage . Windows Installed – Est Date 1970's

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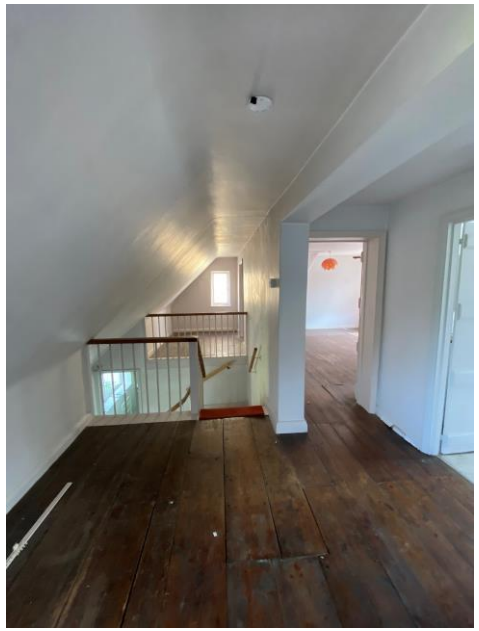
Site Photos

View From South Street



First Floor Towards Stair

Rear of the house

Kitchen with window to South Street

Rear of the house

South View From South Street

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Planning History

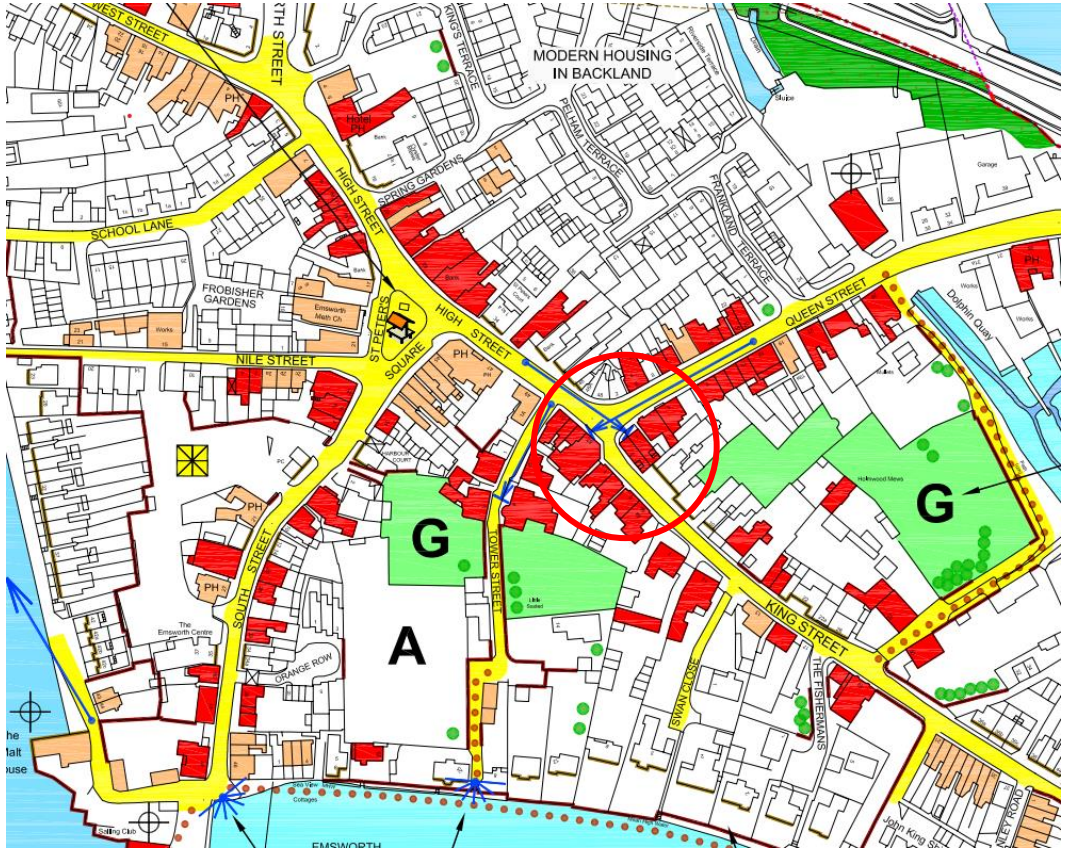
Trinity Cottage is a Grade II Listed detached dwelling located at the bottom of South Street in Emsworth. The property sits within the Emsworth 'Conservation Area and the Chichester Harbour AONB'

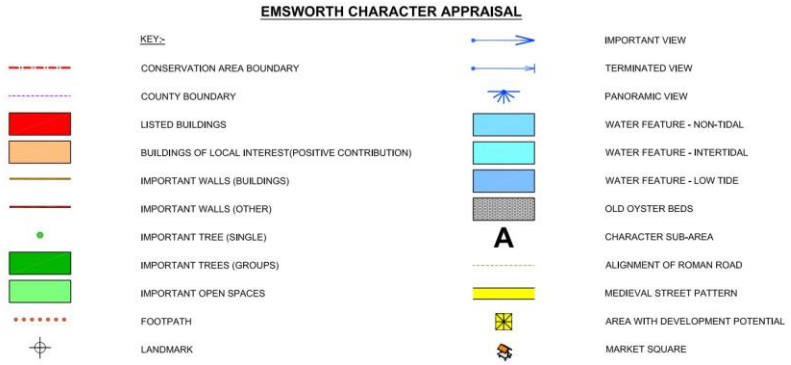
The building also apereas in 'Emsworth Conservation Area Character Appraisal' as a building of interest.

'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.'

The site also sits within Chichester Harbour AONB. Map below.

Emsworth Conservation Area





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Planning History

Helyer Davies Architects have been appointed by a private client to design proposals and alterations to Trinity Cottage, Emsworth.

This document outlines the proposed works to include:

- Complete renovation and decoration of the property internally and externally.
- Re-plumb and re-wire
- Replacement of all external windows and doors. All windows [unless mentioned] will be conservation double glazing.
- Removal of kitchen walls to living area.
- Removal of walls to study and hall area.
- Enlarged dormer to first floor
- Introduction of 4no. Cabrio velux windows to the west elevation.

For all proposals see drawing: 21108-02 and Heritage Statement Spreadsheet

Site Survey

A survey of the property to obtain accurate drawings has been undertaken by Brotherton's. There has also been a condition survey undertaken by Sussex Surveyors. Parts of the report have been included in the application such as the re-roof, damp and treatment, external brickwork,

Surrounding Context

Trinity Cottage is located in the heart of Emsworth just off the high street on South Street. It is prominently located with a views towards the water.

Amount:

The building will not have an increase in footprint.

Scale

The scale of the existing house and outbuilding will not be visually altered from South Street. All external proposals will be contained within the rear of the property. The only change to the scale is the reduction of the chimney on the south elevation and the enlarged dormer window to the west.

Appearance

The building has not been lived in for over 3 years, the building is tired and in desperate need for repair. The external windows and doors will be replaced throughout the property, the outside will also be decorated. All revisions to the exterior are on the west elevation which is not visible from the public.

Site Location

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Heritage Statement

Ground Floor Proposals

Feature	Description	Significance	Proposed Works	Possible Impact	Justification or Mitigation
South Elevation Windows	3 large windows that were introduced in the 1970's. They create a wonderful view over the Mill Pond. The windows are currently timber, double glazed. There are in a poor stage. Currently there is plywood over the bottom section due to the condition.	Low	Remove these windows and replace with aluminium double glazed windows. This gable is extremely exposed to the elements and timber windows would deteriorate quickly. The style of the window would remain the same.	None. The windows are not original to the house or in keeping in style of proportion.	To replace the windows with a maintenance free solution. The double glazing already exists on the current windows, however the new standers would improve the thermal performance of the house.
Windows to the rest of the property.	All the windows to the house are timber, double glazed. They are all in a poor condition.	Low	Replace the windows with timber, conservation double glazing.	None. The window style would remain as existing. There are many examples of this in South Street.	To replace windows that no longer function.
Access to Patio	Currently a door and window, probably installed in the 1970's at the same time as the windows to the south elevation.	Very Low	Replace with aluminium bi-fold doors. Existing opening to be used.	None.	Modern living and improve relationship to the garden.
Kitchen Wall to living room	Single skin masonry wall. The wall is not original as the three dividing walls seen on the plans is clear.	Low	Remove the wall	None	Open plan kitchen and living room.
Chimney to living room	Style 1970's	Low	Remove hearth and board over	None	Improve the look of the living room.
East elevation front door and side panel	Poor quality panel front door. Both door and side panel in need of repair.	Low	Replace with timber door and side panel. Side panel to have glass top and bottom.	None	To a replace door that no longer functions.

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Heritage Statement

Ground Floor Proposals

Feature	Description	Significance	Proposed Works	Possible Impact	Justification or Mitigation
Canopy over front door	Simple lead capped canopy.	Low – however, similar canopies can be seen when it was three cottages [see photo]	The issue is the height. The height is 1.8m [6ft] and an obstacle busy pavement. We simply want to raise this by 200mm. Style would remain the same.	None	Safety
Removal of internal walls/ cupboards between study and hall	Masonry walls, timber cupboards doors. Not originals.	Low	Remove and replace with a glass screen and door	None	Create more space and light into the building.

First Floor Proposals

Feature	Description	Significance	Proposed Works	Possible Impact	Justification or Mitigation
Windows to first floor	All the windows to the house are timber, double glazed. They are all in a poor condition.	Low	Replace the windows with timber, conservation double glazing.	None. The window style would remain as existing. There are many examples of this in South Street.	To replace windows that no longer function.
Dormer window	Small dormer window to west elevation overlooking the garden. Date unknow, I would estimate when the three cottages were converted into one house. Condition of dormer and window very poor.	Low – Medium	Replace with a traditional flat roof dormer window. Style to be in keeping, roof to be lead.	Loos of historic fabric either side of existing dormer, tiles ect.	More light and space into the first floor landing.

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Heritage Statement

First Floor Proposals

Feature	Description	Significance	Proposed Works	Possible Impact	Justification or Mitigation
Roof slope to west elevation.	The house have a large roof slope to the west elevation, interrupted only by a small dormer in the centre. Roof materials: Clay tiles.	Medium	Introduction of 4.no Velux cabrio windows. See plans and section.	Loss of historic fabric, tiles and roof structure.	Care to be taken to locate the windows to reduce the loss of historic fabric.

West Elevation – Roof Slope

Style of Window to be introduced.

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Heritage Statement

Second Floor Proposals

Feature	Description	Significance	Proposed Works	Possible Impact	Justification or Mitigation
Chipboard Ceilings	The skilling and ceiling to the second floor comprise of a chipboard finish.	Very Low	Remove and replace with plasterboard, skim and decorate.	None	Chipboard is bowing and needs to be replaced.
Roof	Roof in poor condition with little or no insulation.	Low	Roof tiles to be removed and stored for re-use. Felt and battens removed. Roof to be re-felted and new battens and existing tiles reinstated. Proposed insulation between the rafters.	None	Make the building watertight and better insulated.
Cast Iron Gutters and Downpipes	Cast Iron Gutters and Downpipes	Low	Replace all	Low	All leaking
Chimney to South Elevation	Tall brick chimney	Low	Reduce the height	None	Safety
Wall	Single skin masonry wall between hall and bedroom 5.	Low	Wall to be removed and replaced with a timber studwork wall with plaster finish.	None	Structural Safety

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