

COMBINED HERITAGE STATEMENT & DESIGN AND ACCESS STATEMENT

Internal and External Alterations

To

Saxted House, Tower Street, Emsworth, Hampshire PO10 7BH



Figure 1, Saxten House from Tower Street

Novmeber 2021

Prepared by:

Helyer Davies Architects Ltd

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

1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to apply for listed building consent for internal and external alterations to Saxted House in Emsworth.

This document outlines the proposed works to include:

Ground Floor

- Alterations to existing floor levels.
- Ramps to replace existing steps between floor levels.
- Replacement of existing external openings.
- Changes to certain finishes.
- Alterations to certain floor finishes

First Floor

- Reinstating door between master bedroom and shower room, changing existing door swing And changes to existing ensuite and shower rooms within master bedroom suite.

External

- General restorations and repairs to existing dwelling.

The following documents will accompany the Application:

- Application Form
- Drawing series 21171
- Combined Design and Access Statement & Heritage Statement

1.1 Site Survey

A full building survey of the existing dwelling was carried out by Helyer Davies Architects in 2019. The OS extracts are to show the site location and block plan only. Alterations have been made since the survey date within a separate application, these changes have been included within the existing drawings.

1.2 Relevant Planning History

Ref. No: APP/19/01158– Internal alterations and refurbishment of listed building including the replacement of bi-fold doors and incorporation of 2 No. frosted roof lights and erection of greenhouse.

Ref. No: 07/53651/037 - Listed Building Consent for proposed alteration and extension to the courtyard at the rear of the house, ground floor side extension to form new utility room. (Revised application.) | Saxted House, 5 Tower Street, Emsworth, PO107BH

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

2.0 SITE LOCATION

2.1 Surrounding Context

Saxted House is a Grade II Listed dwelling located on Tower Street in Emsworth. The property sits within the Emsworth Conservation Area and the Chichester Harbour AONB.

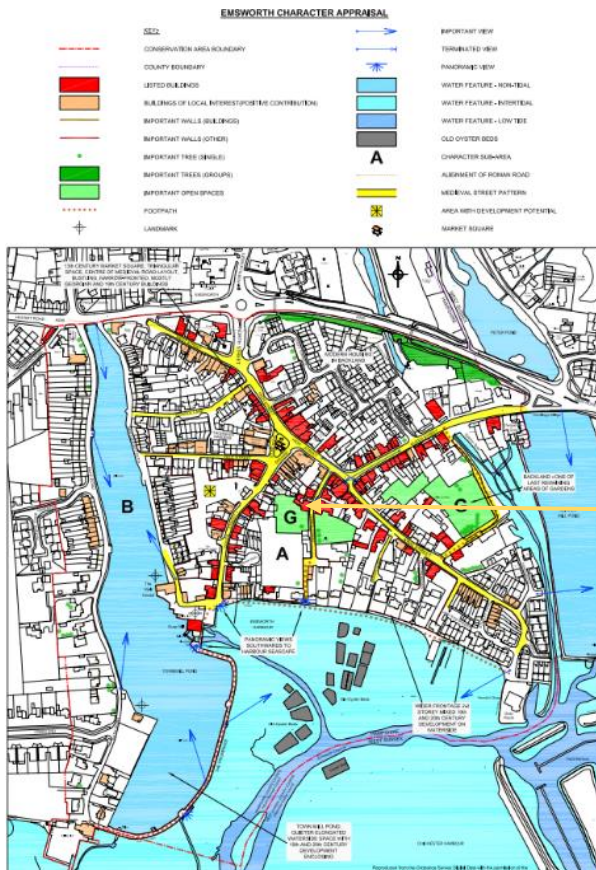


Figure 2, Emsworth Conservation Area Map



Figure 3, Aerial Maps (from Google Maps)

Emsworth is a small coastal town on the border of Hampshire and Sussex and is situated at the head of the western arm of Chichester Harbour. The Conservation Area encompasses the older part of the waterside town, which lies to the south of the A259 between the two historic mill ponds. Parts of Emsworth and its surroundings also fall within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The town is well served by road and rail public transport, fronts directly onto the water and attracts many visitors.

The surrounding buildings are primarily residential and vary in their appearance, though of vernacular design. Materials consist of a combination of flint, painted render, brick and clay hanging tiles, with clay tiled and slate roofs.

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

2.3 The Listing

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

Name: Saxted House

List Entry Number: 1303300

Location: 5 Tower Street

County: Hampshire

District: Havant

Grade: II

Date first listed: 16 May 1952

List Entry Description

SU 7405 and 7505 HAVANT TOWER STREET Emsworth 16.5.52 11/40 No. 5 (Saxted House) GV II*

House. Mid C18. Brick, with a slate roof. Symmetrical front of 2 storeys and attic, 5 windows. 2 hipped domers, with moulded eaves cornice and casements, moulded eaves cornice. Blue header brick with red flush dressings, quoins, openings within vertical panels, rubbed flat arches, moulded 1st floor band, plinth. Sashes in exposed frames. Doric doorcase with open pediment, broken cornice above frieze, having oval decoration on a reeded ground, $\frac{3}{4}$ plain columns, arched opening with Gothic fanlight, and 6-panelled door. Interiors.

Listing NGR: SU 75000 05660

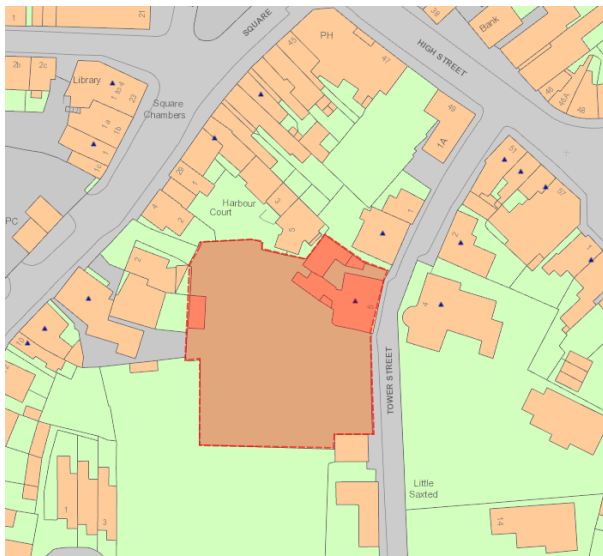


Figure 4, Listed Building as identified on historicengland.org.uk

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

2.4 Site Photos



Figure 5, Existing library floor, level to be raised



Figure 6, Existing timber door to be replaced with a single aluminium framed window



Figure 7, Master bedroom, reinstated door location

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

VAT Registration No. 854252721

Registered in England. Company No. 4917983



Figure 8, Existing timber bi-fold doors to be replaced with sliding aluminium doors



Figure 9, Cast iron extraction grille connected to ground floor WC



Figure 10, Existing tiled floor to be replaced with stone tile



Figure 11 Existing kitchen floor to be replaced with similar stone flooring.

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

VAT Registration No. 854252721

Registered in England. Company No. 4917983

2.5 Flood Risk Assessment

Flood Zones

The following flood risk assessment has been prepared using information from the Environmental Agency and a self-assessment of the flood risk.



Figure 7: Environmental Agency Flood Risk Assessment – Map (<https://flood-map-for-planning.service.gov.uk>)

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. The above map shows the extent of flood risk and is to be read in conjunction with the table below.

FLOOD ZONE	DEFINITION
Zone 1 (Low Probability)	Land having a less than 1 in 1000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3.)
Zone 2 (Medium Probability)	Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 annual probability of sea flooding (Land shown in light blue on the Flood Map.)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

Table 1: Environmental Agency Flood Risk Assessment – Flood Zone Definitions

Saxted House is located within the Environmental Agency's Flood Zone 1. This suggests that the dwelling has a low probability of a flood risk. As a result of this, this application will not need a Flood Risk Survey.

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

3.0 DESIGN

3.1 The Proposal

1. Repairs to existing double glazed panels on external lounge door.
2. Repairs to existing double glazing on south elevation.
3. Repairs and redecoration to existing casement and sash windows on east elevation of main house and north elevation of library and west elevation of lounge, all to be completed in line with original character.
4. Floor level of library to be raised and finished with new engineered timber floor. Insulation to be added between proposed new joists along with new underfloor heating system to be included.
5. Repairs to existing finishes within library and lounge, matching lime plaster of original house.
6. Proposed library finish, insulated plasterboard with integral vapour control barrier, finished with skim coat.
7. Proposed library ceiling finish between rafters, insulated plasterboard with integral vapour control barrier, finished with skim coat.
8. Ground floor WC floor height to be raised by 115mm to match that of main house floor level.
9. Ramps to be installed between existing level changes with a 1:10 gradient.
10. Existing library external timber door to be replaced with an aluminium framed window.
11. Living/ dining area timber bi-fold doors to be replaced with aluminium sliding doors.
12. Remove existing finishes and form level access shower room including tanking floor, above ground drainage and new sanitaryware.
13. Door between master bedroom and shower room to be reinstated with door to match existing.
14. Bathrooms and ensuites to be renovated as listed in plans.
15. Doors from master shower room to hallway and master ensuite to master bedroom to be rehung with different swing as shown.
16. Levelling and repairs to floor joists and floorboards in dressing room, master bedroom and bathroom.
17. Repairs to window on half landing to prevent water ingress.
18. Velux skylight in bedroom 4 to be replaced with Velux conservation skylight.
19. Repointing of brickwork on north face of south east chimney.
20. Replacement of missing or damaged roof tiles and any associated repairs, all reinstated tiles to match existing including feature tiles.
21. Cast iron extraction grille to be installed externally from the ground floor WC.
22. Existing kitchen unit to be replaced.
23. Existing lounge timber floor sanded and restored.
24. Entrance tiled floor to be replaced with stone tile.
25. Kitchen and reception room flooring to be replaced with similar stone flooring.
26. Proposed fixed joinery in study, TV room and master bedroom.
27. Existing openings increased to 900mm, replacement doors and finishes to match existing.

All numbered notes relate to the proposed drawings as part of the application.

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

3.2 Use

The building will continue to be used as a residential dwelling.

3.3 Amount & Scale

As existing.

3.4 Appearance

As existing. Minor external changes to extension with new aluminium framed glazing elements.

3.5 Access to site & Parking

To remain as existing.

5.0 IMPACT ON HERITAGE ASSETS

5.1 Listing

Although there will be some small loss of historic fabric this will be kept to a minimum and it is considered that the benefits of the proposed works will outweigh any loss. Larger external changes such as the proposed sliding aluminium doors are to be within the newest extension, approved in 2007, so resulting in no loss of historic fabric.

Internally where levels have been proposed to be raised, existing floors and skirting are to be carefully lifted and reused, resulting in minimal loss of original material.

5.2 Emsworth Conservation Area

The proposals are primarily internal with external changes not being visible from Tower Street and cannot be seen from wider area, therefore there will be no impact on the conservation area.

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