

Combined Design & Access and Heritage Statement

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architects

Proposed new Staircase and alterations

to

41 South Street, Emsworth, Hampshire



Figure 1: Front Elevation

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Prepared by:

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Introduction

Helyer Davies Architects have been appointed by a private client who are working on a project at 41 South Street, Emsworth. The client has previously been approved planning permission and listed building consent for the works at the property – previously approved (under applications APP/21/00753 and APP/21/00754 respectively). This application is for a new proposed staircase, to replace 2 old staircases which have been found dilapidated and structurally unsound during the works on site.

The following drawings accompany the application:

- 21108-03 Existing 'Works Previously Approved - under Application no. APP/21/00753.'
- 21108-04 Proposed

The existing base information has been sourced from a survey carried out by J. Brotherton & Partners in May 2021 to accurately establish the extent of the site and proximity to neighbouring properties. The OS extracts are to show the site location and block plan only.

There was also a condition survey undertaken by Sussex Surveyors.

Site Planning History

The details for the previously approved planning permission and listed building consent for the current works to the property are as follows:

Planning Application:

Ref:	APP/21/00753
Description:	Replacement of all external windows and doors including enlargement of second floor north side window; Front porch canopy replaced higher; Internal re-configuration; Enlarged rear dormer; Insertion of 4no. Conservation rooflights in 2 openings in rear elevation. Removal of central chimney and reduction in height of southern chimney.
Decision:	Grant perm/consent
Date:	03 Nov 2021

Listed Building Consent Application:

Ref:	APP/21/00754
Description:	Listed Building Consent for replacement of all external windows and doors including enlargement of second floor north side window; Front porch canopy replaced higher; Internal re-configuration with removal of some walls and cupboards, blocking up some internal openings and insertion of new partitions ; Enlarged rear dormer; Insertion of 4no. Conservation rooflights in 2 openings in rear elevation. Removal of central chimney and reduction in height of southern chimney.
Decision:	Grant perm/consent
Date:	03 Nov 2021

Site Context & Location

The site is located on South Street in Emsworth.



Figure 2: Bottom area of South Street circled on Aerial Map of Emsworth (from Google Maps)

The site 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 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.



Figure 3: 41 South Street on Aerial Map of South Street Area (from Google Maps)

The surrounding properties to 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 a various palette 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.

Site 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 building 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.'

Historic England Listing

Name of Listing:	Trinity Cottage
Heritage Category:	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.
Listing NGR:	SU 74894 05581

Emsworth Conservation Area

The site is located in Emsworth Conservation Area. A map of Emsworth Conservation Area is shown in figure 4 below, with the site and surrounding area circled on South Street.

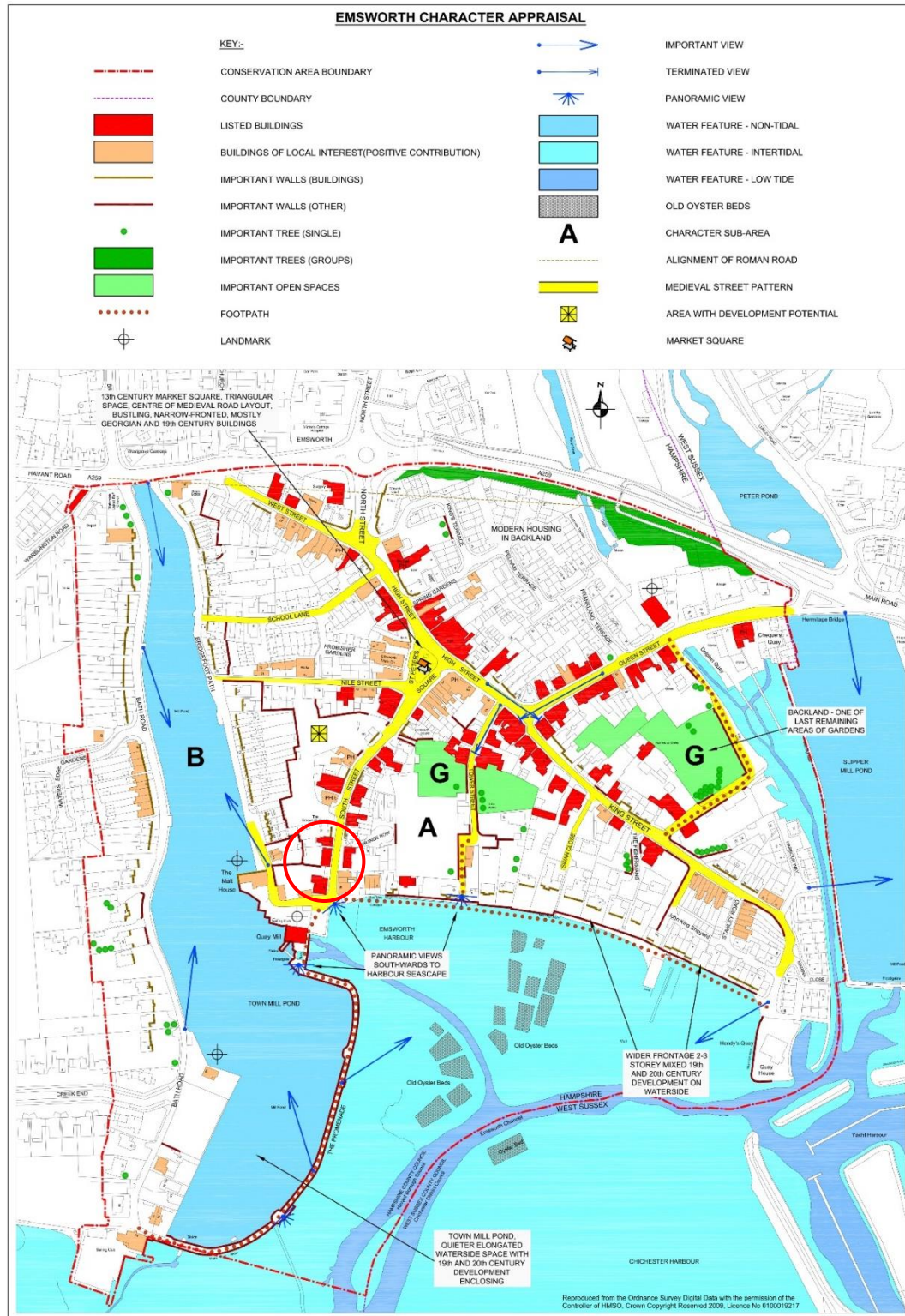


Figure 4: Map of Emsworth Conservation Area
(<https://cdn.havant.gov.uk/public/documents/Emsworth%20Conservation%20Area%20Map.pdf>)

Design

The site at 41 South Street is currently undergoing works as per the previously approved planning application ref.- APP/21/00753.

As noted in the drawings and documents on the previous planning application, the works on site aim to improve and restore the property at 41 South Street. The previous drawings and documents noted existing damp issues in the building, including rising damp on the ground floor, as well as damp walls on the first floor as a result of aged, corroded rainwater gutters and downpipes.

During the proposed and restorative works to the first floor of the house, existing walls with signs of damp were to be removed of any plasterboard, cork or polystyrene for inspection. Upon inspection, the two staircases from first to second floor levels have been found structurally unsafe.

The Proposed

This application is for the removal of the 2 old staircases which have been found dilapidated and structurally unsound during the current works on site. The solution is to replace both of these first-to-second floor staircases with one central staircase, which provides the dwelling with safer, more functional access to the second floor.



Figures 5&6: Staircase in Bedroom 1 removed.

At first floor level, the staircase in Bedroom 1, at the north end of the house, broke apart and collapsed on site whilst the inspection works to the surrounding walls were taking place. Therefore the staircase has been removed, as seen in figures 5 & 6.

Currently, the other staircase in the first floor hall is still standing on site, as seen in Figures 7 & 8, however it is structurally failing, and needs replacing to provide acceptable access to the second floor.



Figures 7&8: Staircase to first floor Hall.

The proposed new central staircase will be in place of the existing staircase in the first floor hall, as seen in Figures 7 & 8. This will allow for central access to the second floor landing and bedrooms. Surrounding walls to the Hall and adjacent Ensuite will be reconstructed and made good around the proposed new staircase. The proposed stairs will come out onto second floor level in a similar place as the existing stairs, as seen in proposed drawing – 21108_04. To allow for circulation space on the second floor landing, the wall to Bedroom 4 is to be revised and reconstructed in timber studwork and plaster.



Figures 9&10: Second floor.

Notably, the proposed central staircase and alterations have been designed as a result of the structural failure of the existing stairs, and as of the concerns/comments set out in the building control consultant's report. The works area internal only and there will be no changes to the external elevations of the house.

Use

The house will remain as a residential dwelling.

Scale

The proposed works are internal only and will have no impact on the overall scale of the building at 41 South Street.

Appearance

The appearance of the proposed new staircase and internal alterations will remain in keeping with the listed building and the current ongoing works on site. This application does not involve any works to the external roof or elevations of the house, therefore this will remain as approved on application - APP/21/00753.

Impact on the Conservation Area

The proposals will have minimal impact on the surrounding conservation area, as they will not increase in any overlooking, and have been designed with the restoration of the listed building project.

Impact on the Listed Building

The proposals seek to remove fabric which currently has little architectural merit, being the dilapidated existing staircases.

The location of the above works are shown on the accompanying drawings. This application does not propose any increase in footprint.

Access

Access to the site is via South Street and this is to remain as the previously approved planning application - APP/21/00753.

Parking Plan

This application will not impact parking on the site.

Conclusion

The proposals for this application are to remove the 2 old staircases which have been found structurally unsound during the current restoration works on site, and replace these with one central staircase, which provides the dwelling with safe and functional access to the second floor.

It is notable that the proposed staircase and alterations have been designed a result of the structural failure of the existing stairs, and as of the comments set out in the building control consultant's report.

The proposals are internal only and propose no changes to the external elevations of the house, with no additional impact on the conservation area.