

16097 8 King Street, Emsworth



Heritage Statement

Renovation and rear extension

8 King Street
Emsworth
Hampshire
PO10 7AZ

September 2016

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
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1.0 Introduction

Helyer Davies Architects Ltd have been appointed by a private client to redevelop and refurbish the existing residence of No 8 King Street. The application is for Listed Building consent in a Conservation Area.

The client wishes to refurbish the existing house to provide a better functioning home. The proposed alterations will help to improve the flow and use of the dwelling.

A measured survey has been undertaken by Helyer Davies Architects to accurately establish existing floor levels, proximity to adjoining buildings and their ridge and eaves heights. The OS extracts are to show site location plan and block plan only.

2.0 Site Location



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The site is situated within the town 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.

The historic core of Emsworth town lies to the south of the A259. It has direct water frontage, forms the Conservation Area and attracts many visitors to the town. The site lies within the District Centre of Emsworth, the Emsworth Conservation Area and the Chichester Harbour Area of Outstanding Natural Beauty.

The surrounding properties to the site are buildings of traditional style and typical of the local vernacular. They have various mixed uses from shops and restaurants to professional services. Materials are of a various palette ranging from brown/red bricks and cream/white render for walls. The roofs are generally brown handmade tiles with bonnet hips or some with grey slate. Natural foliage and low brick walls are used to create fairly open boundary frontages. Dormers of traditional style are prominent to front and rear elevations.

3.0 The Listing

English Heritage – Listing Description: House. Late C18. Stucco, with a slate roof. Symmetrical front (south-west) of 2 storeys, 3 windows. Hipped roof. Sashes in reveals, ground floor with 3-light frames and Victorian sashes. Greek Doric doorcase with cornice, frieze with circular decoration, ½-columns, architrave, Victorian 3-panelled door.

Grade: II

List Entry Number: 1340204

4.0 Site Photos



View from the garden showing doors and roof to be replaced in context

5.0 Proposals

External proposals: All period features on the building's exterior will be retained to maintain the existing character. The existing roof over the living room is currently in very poor condition and will be replaced with a low pitched zinc roof. The existing double doors and adjoining windows opening onto the back garden from the living room, will be removed and replaced with timber frame bi-fold doors. This proposal will provide views out across the garden from the living room and allow plenty of light to enter the room.

Internal proposals: The existing structural column in the ground floor living room is to be removed and replaced with a goal post structure to allow for a more open plan, unobstructed living space. This alteration will drastically improve the flow and use of the dwelling.

6.0 Conclusion

Consequently, the key aims of the proposed redevelopment are:

- To refurbish and improve the current Grade II late C18 Listed structure.
- To retain the character of the existing building and also improve the flow and use of the existing dwelling.
- To use a high quality and durable palette of materials that will be consistent with the character of the surrounding properties and the Listed development property.

The application is for alterations to the existing house and structure. All of which we believe will benefit the use of the property for the current and any future owner.