

APP/15/00248 and /00249 – 23 Tower Street, Emsworth

This site has been the subject of pre-application discussions – GEN/15/00006 refers. The discussions are summarised in my follow up letter of 22 January 2015.. No plans had been prepared at this time.

There are three, possibly four main components to the scheme as follows:-

- 1) Internal reworking and upgrading of the listed Cottage
- 2) Modest reworking of external additions.
- 3) Modifications to modern (original) garage to create enhanced studio space.

Possibly

- 4) Reworking of external ground levels, removal of section of relatively modern return brick boundary wall and possible reconstruction of flint boundary wall fronting Tower Street.

- 1) The internal works are in accord with discussions. Relatively low key and not of serious concern. A modern concrete floor slab has been inserted in the lower eastern single storey element (Bedroom 1) which is to be broken up and the floor lowered to provide a common threshold. This appears feasible. My only reservation would be if the lowering of the floor necessitated underpinning. This was flagged up at pre-app but remains unresolved.
- 2) The external alterations proposed are generally satisfactory. Two matters require clarification/resolution. Natural slate would be an appropriate roof covering for the new/reworked outshots. The minimum pitch for natural slate is 20 degrees, although with special fixings possibly 17.5 degrees. The rear roof pitch in particular appears below this. I advise this is revisited to achieve an appropriate pitch particularly given the exposed position. I am covering the work needed to the bread oven and proposed repointing by means of an informative – see below.
- 3) I have no problem with the works to update the C20 garage building.
- 4) At pre-app there was discussion concerning modification to the entrance, specifically lowering of soil levels, truncating/removal of the more recent return brick wall and repair/rebuilding of the front boundary flint wall. The works are touched upon in the application but do not form part of the description of works. It maybe that the intention is for this to come forward as a second tranche, once the loss of the tree has been resolved. Clarity is required to avoid any ambiguity. My primary concern rests with the flint boundary wall which forms part of a longer stretch of similar walling that is a strong feature of the local area and a positive feature of the conservation area.

Were works proposed in the vicinity or directly affecting this wall more robust evidence and detail would be required. I would be looking for a structural assessment of the present wall from an engineer proficient with traditional structures, a method statement for the soil removal, consolidation or reconstruction of the wall. The repair/reconstruction of

the flint wall is a craft skill requiring the engagement of a contractor with the necessary expertise. Any consent would need to be subject to a condition requiring a detailed specification of work and construction of a sample panel for written approval.

CONCLUSION

I am working on the basis that only items 1) – 3) are for consideration. On this basis:-

- a) Clarification/reconsideration is needed as regards the intended pitch for the slate roofs
 - b) Clarification sought on the need for underpinning.
- Subject to the above I would be content for planning and listed building consent to be granted with the following conditions and informatives:-

CONDITIONS

1. Sample external materials to be submitted for approval in writing.

INFORMATIVES

1. The repointing and consolidation of the bread oven requires the engagement of a specialist contractor familiar with traditional materials and structures.
2. The repointing requires the engagement of a contractor with a sound knowledge of traditional mortars and their application. The work shall be carried out in accordance with the guidance and methodology set out in the **Repointing** guidance document produced by Hampshire County Council and available to download from [www.hants.gov.uk](http://www3.hants.gov.uk/landscape-and-heritage/historic-environment/historic-environmentpublications.htm#section88654-5) using the following link
(<http://www3.hants.gov.uk/landscape-and-heritage/historic-environment/historic-environmentpublications.htm#section88654-5>)

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