

Heritage statement

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Overview

Number 30 South St Emsworth is situated on the east side of the street and is one of several Grade II listed buildings in this area. It is situated within the Emsworth Conservation area. The current use of the property is as a restaurant with accommodation above.

The building has no doubt evolved since its initial construction in the C17th. This application is only concerned with the street facing/west elevation which has seen relatively early alterations to the ground floor fenestration and the later addition of a second storey dormer window. It is the frame and casements of this second storey window that are the subject of this application.

Relevant policies

BUILDINGS OF ARCHITECTURAL OR HISTORIC MERIT BE4

THE DISTRICT PLANNING AUTHORITY WILL PLACE A HIGH PRIORITY ON PROTECTING THE CHARACTER AND APPEARANCE OF ALL BUILDINGS OF ARCHITECTURAL OR HISTORIC INTEREST.

THE DISTRICT PLANNING AUTHORITY WILL HAVE SPECIAL REGARD TO THE DESIRABILITY OF PRESERVING LISTED BUILDINGS AND THEIR SETTINGS.

THERE WILL BE A PRESUMPTION IN FAVOUR OF THE PRESERVATION OF SUCH BUILDINGS, INCLUDING THEIR SETTINGS AND ANY FEATURES OF ARCHITECTURAL OR HISTORIC INTEREST, UNLESS A CONVINCING CASE CAN BE MADE FOR DEMOLITION OR ALTERATION; DEVELOPMENT AFFECTING A LISTED BUILDING WHICH WOULD RESULT IN THE LOSS OF CHARACTER OF AN AREA WILL SIMILARLY BE RESISTED.

ALTERATIONS TO LISTED BUILDINGS BE5

WHERE LISTED BUILDINGS ARE TO BE ALTERED OR EXTENDED THE DESIGN, DETAILING AND MATERIALS MUST BE APPROPRIATE TO THE CHARACTER OF THE LISTED BUILDING.

The proposal

This proposal seeks to replace the existing failing window with a more appropriate design which compliments both the existing fenestration and west elevation. The existing arrangement features a relatively large central pane with two opening casements to either side, it is the large central pane together with the very narrow sections of the joinery that is so inappropriate.

The proposal seeks to replace both the frame and casements with bespoke joinery to the same overall frame size, but with four smaller casements in place of the existing arrangement. The general frame and casement dimensions have been increased to allow the new installation to be more in keeping with the period fenestration.

It is proposed that the casements be fitted with 6mm Slimlite conservation double glazed units which provide excellent thermal performance but have very narrow sightlines. Viewed from the street level the appearance of these units will be indistinguishable from single glazed panes.

The frame and casements will be painted timber to match existing.

We suggest that the proposal will not harm the appearance of the individual building or adversely affect the street scene.