

14-169_23 Tower Street



Heritage Statement

Renovation and refurbishment of
23 Tower Street
Emsworth
Hampshire
PO10 7BH

February 2015

1.0

Introduction

Helyer Davies Architects Ltd have been appointed by a private client to redevelop and refurbish the existing residence of number 23 Tower Street. The application is a householder planning application.

The clients wish to develop and refurbish the existing house to provide a modern functioning home. The building is listed and within the Chichester Harbour Conservancy Area and bound to certain regulations of uniformity.

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 O.S extracts are to show site location plan and block plan only.

A structural survey has been carried out by De Silva Structures. Please see separate document attached to planning application.

We have previously sort advice from Havant Conservation. A separate document with reference GEN/15/00006 should be read in conjunction with our submission.

The following works will comprise of:

- Existing lean to extension beyond repair. Remove and rebuild as proposed drawings. Existing boundary wall raised to stop rainwater falling to their property. Materials to match main property.
- Main roof to be striped provision of a breathable membrane added, retiling using the existing good tiles with any deficit made up of tiles to match in colour, texture, profile and weathering quality.
- New plumbing/heating services throughout.
- New electrics services throughout.
- External decoration of paint to match existing and repair of mortar to be lime.
- Add insulation to roof spaces.
- Many existing doors handed but keep original doors and architraves.
- Single car garage outbuilding to be renovated to studio as per prosed drawings.

2.0

Site Context

Location: The site is in the historic village of Emsworth west of the Mill Pond and directly north of the harbour. The location began as a small Saxon settlement that evolved into a village famous for its boat building and oyster industry. The village is now popular with artists and sailing with access around the Chichester Harbour. Emsworth has many listed buildings, is within the Chichester Harbour Conservation area and has several protected ecological habitats.

“The AONB's massive stretch of tidal flats and saltings are of outstanding ecological significance. The rich, complex estuarine habitats of the harbour are a Ramsar designated wetland. Very large populations of wildfowl and waders use the mudflats feeding on the rich plant life and the huge populations of intertidal invertebrates. More than 9,000 Brent geese overwinter on the intertidal mud-land and adjacent farmland.” Quote from <http://www.aonb.org.uk/>

A key concern to the design is that it is a natural area of beauty and strong wildlife has been established in the location for many years. Our scheme will not endanger the balance of this natural ecology.



The Building: Modest late 19th/early 20th century two storey cottage.

External proposals: All period features on the building's exterior will be retained and repaired to maintain the existing character. The grey blocks to the front and the red multi brick quoins will be re-pointed with lime mortar. Any blown bricks will be replaced with same type. The flint/stone work will be repaired where required and re-pointed with lime. A suitable craftsman must be used.



Display of mixed traditional materials



Cream painted blocks to be re-decorated.



East flint boundary wall; the structural survey advises that this wall could fall on the road and should be re-built. This wall can be dismantled and then use the same materials as existing for its re-build. A suitable craftsman must be used.



Current roof to the 'lean to' on the west elevation with no architectural or historic merit. This 'lean to' is to be removed and the area re-built with brick to match and a slate roof finish to allow for a shallow pitch but be more accommodating to the existing vernacular than the existing plastic corrugated roof.





This sycamore tree is under a separate application.



Garage building to be renovated into studio room.

The garage door will be replaced with a stable timber door design. Bricks to match the existing wall will infill the remaining gap by the removal of the garage door. The windows on the photo to the right above will be joined as one enlarged glazed panel. Internally the outbuilding will be lined and insulated for habitable use.

Internal Proposals: Internal feature walls, open fireplaces with hearths and original beams will be retained and repaired if necessary. This is to ensure that the integrity of the building's character is not lost. Timbers will be repaired where necessary, using traditional scarfing techniques.

The existing windows will be retained, including historic ironmongery. Modern fittings and wall tiling will be removed.

All profiles of new timber, window fenestration and door frames, architraves and skirting boards will be made to match the existing, as closely as possible. Any historic timbers, masonry or floor boards within the existing property will be carefully removed and set aside for re-use elsewhere in the property.

The current building has damp issues that will need to be resolved during its refurbishment. The internal walls have already been modernised with dry lining but the damp is through condensation and roof defects. Also more recent cement mortar rather than lime has allowed moisture penetration through cracks. We will resolve these issues with new breathable membrane to the roof and replace cement mortar with lime mortar. The 'modern' linings will need renewing, may even require replacing. Internal lath and plaster existing will be retained.





Conclusion:

Consequently the key aims of the proposed redevelopment are:

- To refurbish and improve the current Grade II C19 listed structure.
- To retain the character of the existing building and to match the existing window and door profiles for new openings as closely as possible.
- To complement the existing building with the new build extension.
- To respect the internal period features including fireplaces and stud-framed walls.



- 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.
- To include specialist contractors for the selection and application of materials, finishes, colours and tones of the listed property.
- To upgrade the quality of the living environment with new electrical and heating/plumbing services with a subtle finish.

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

Helyer Davies Architects Ltd



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