

A HERITAGE STATEMENT

Replacement of 5No. Windows to Principal North Elevation and 1No. Window to East Side Elevation

to

The Hut, Emsworth. PO10 7AX

1 ASSESSMENT OF HERITAGE SIGNIFICANCE

The property lies within the Emsworth Conservation Area on the southern side of King Street at the corner of The Fishermans and is Grade II Listed (Ref No: 1340203). The property dates to late 18th century with some mid 19th Century additions. The Hut was originally owned and built by John King, (local shipbuilder). The house was constructed around brickwork chimneys out of prefabricate timber sections, made in the shipyard, which were believed to have been erected in one day. The northern elevation was rebuilt in mid 1960's.

The principal northern facade along King Street is faced with narrow timber boarding, painted white, with contrasting black painted timber sash window surround and door surround. The 2 storey dwelling has a symmetrical facade facing King Street with 2-storeyed splayed bays on either side of a central upper gable with central arched sash window. Below the cills to the bays is a plywood flat panelled facing with corner trims, which would not appear to be original. The door surround is timber with dentiled pediment and broken cornice above pilasters with an arched opening and radiating fan light. The bays are weathered above the flat roof in leadwork. Flashings to cills are also in lead in a half rounded profile and painted black.



Fig 1 – View of King Street looking East towards The Hut.



Fig 2 – Closer view of The Hut set within King Street looking East.



Fig 3 – View of The Hut principal facade onto King Street looking East .



Fig 5 – View of King Street looking West towards The Hut.



Fig 6 – Closer view of The Hut set within King Street looking West.



Fig 7 – Principal northern facade of The Hut along King Street.

2 ASSESMENT OF IMPACT

The existing northern facade is showing signs of weathering and dilapidation. The current owners although having painted the facade several times, since their ownership of the property since 2008, along with annual maintenance to replace rotting timbers to both the bay windows and cladding realise the existing softwood timber is coming to the end of its life and in need of replacement. Whilst fully exposing the facade any existing hidden structural timbers will be exposed allowing for assessment for any possible repair.

In addition to the direct replacement of elements the current owners have explored methods of upgrading the wall and window elements to improve both sound and thermal properties. In upgrading these elements careful consideration has been given to retaining existing profiles and reveals to retain the character of the existing dwelling.

The proposal of replacing the side window has less impact than the principal facade, but the window is still clearly visible from Kings Street above the recent single storey addition. The window is clearly not original when viewing the profiles in detail and has been replaced at some time within the last 20 years. The profiles vary considerably from the main front faced windows with thicker/chunkier profiles. Although not in a state of full disrepair the window is showing signs of wear and starting to degrade. The proposal of replacing this window using original profiles should be welcomed as this would enhance the character and context of the dwelling rather than restoring a replacement window which was clearly not manufactured to an acceptable standard.



Fig 8 – First floor side window to East elevation

3 MITIGATION STRATEGY

The proposed materials are to match the existing, albeit with improved durability to provide for a more sustainable solution.

The proposal for replacing the cladding was recently approved under application No. APP/14/00254. The applicant wishes to replace the windows at the same time to fully restore the front facade of the dwelling rather than tackle the renovation in two stages, hence minimising any possible risk of damage to the structure during the renovation process and limiting any disturbance period to neighbouring properties and the street environment.

The opportunity to upgrade the insulation values of the windows to improve the environmental credentials of the dwelling were considered with an initial view of replacing the windows with new slim-line double glazed units. Following advice provided by the Conservation Officer this initial proposal was retracted and a direct replacement of single glazing is now proposed. However, a more beneficial glass is proposed providing equal 'hand drawn' appearance but with improvements to safety and thermal properties. These improvements are beneficial to the longevity of the property, and do not impact the structure and overall character of the building.

The current condition of the facade is requiring annual constant repair and the proposed replacement to the roof, cladding and windows will provide a much needed long term solution to the whole facade. Continual maintenance can only last for a certain period until timbers are in need of replacement and over time constant maintenance unless carried out to a continual high standard can lead to deterioration

and in turn could lead to a lack of detail and character unless fully overlooked. The view and approach proposed by the current owners/applicant to fully replace the front facade should be welcomed to allow for a 'one hit' renovation to the complete front facade. By tackling the renovation as a whole and with the care and attention to detail proposed along with the use of quality materials should ensure a lasting presence to the life of the building. This will therefore assist in the buildings preservation and durability whilst retaining the character and historical addition of the building and facade within King Street.