

Emsworth Slipper Sailing Club Quay Mill, Emsworth PO10 7EQ

HERITAGE STATEMENT FOR AN APPLICATION FOR LISTED BUILDING CONSENT

This report describes the application site and the proposal for reconfiguring an existing door.

1 THE SITE

1.1 Quay Mill is situated in Emsworth Conservation Area at the point where South Street meets the shoreline. The mill dates from the 18th century when the mill pond walls were first constructed and originally served as a tide mill. However by 1977 when it was bought by Emsworth Slipper Sailing Club, the building had become largely dilapidated. With new owners and a new use, an extensive programme of refurbishment was undertaken, with the buildings robust industrial architecture making it an ideal clubhouse.

1.2 The property is Grade II listed, and has the following list description:

Former tide mill in use as a sailing club. C18, C20. A plain rectangular structure of brick with a tile roof. Symmetrical east elevation of 2 storeys and attic, 5 windows. Red brickwork in Flemish bond, rubbed cambered arches, casements. In the north gable there are upper and lower doorways. To the west is a lower building, once containing the power machinery. Associated with the mill is a sea wall, extending across the shallow valley, with sluices, which encloses a mill pond, fed by a stream, but once also by a high tide (via the sluices). The building has recently been modernised (with new dormers) for use as a sailing club.

2 PROPOSALS

2.1 The proposals presented herein stem from the desire to provide improved access between the ground floor function room and the south facing external terrace. Weather permitting, the terrace is much used during club functions, regattas and open sailing events, and the width of the current door acts as a significant pinch point. The existing opening has a width of 750mm, the bare minimum required by building regulations for disabled access.

2.2 It is proposed to widen the opening such that it incorporates the adjacent window WG/02. The new doors would be bipartite externally mounted top hung sliding with hardwood frames and simple glazed panels. This has two benefits; firstly that the sliding door cannot be pushed slam shut by a gust of wind and secondly, the external expression and top hung configuration is in keeping with the mill's industrial /agricultural history. A not dissimilar arrangement was used on the conversion of a Grade II listed stable in Queen Street, Emsworth, pictured right.



3 IMPACT

- 3.1 The existing door is sheltered by the large external decked terrace above. The new door would be little more visible, and would have a negligible impact on views of the building.
- 3.2 For the sailing club, the widened door opening would provide significant benefits in terms of the use of the external terrace and its relationship with the function room.

4 CONCLUSION

- 4.1 The new opening would have a "de minimis" impact on the appearance of the building whilst providing a host of benefits. Quay Mill is a historic building of a robust nature which has seen much change over the years. The proposed new doors would enhance its beneficial use as a sailing club and have no detrimental impact on either the character of the Conservation Area or the listed building itself.

JIM GARLAND, RIBA, SEPT 2013