

Application No. APP/13/00937

Address: 14, King Street, Emsworth PO10 7AZ

Comments

Work affects attractive more recent open porch to this late C18/early C19 building. Borderline case for listed building consent as if limited to replacement of timber trellis work element arguable could be treated as repair. Sensible to cover in application as full scope of work uncertain prior to opening up and assessing full extent of decay.

Can not be sure of date of porch (early/mid C20?) but it is a modern take on a Regency Porch usually executed in iron lattice work rather than timber. See photo example below.



Have made cursory inspection on-site, timberwork in quite poor condition and has been patched in the past. Its significance is not such as to insist on retention and repair. Listed building interest would be satisfied by replication of current detail or replacement in truer form using metal rather than timber lattice. And lower plinth. From what I was able to glimpse should be able to retain copper roof in situ. However there are some design issues that should be addressed.

- (a) The copper roof has unfortunately been painted. Left to weather naturally it would go to a delightful pale green, If renewal became necessary should be left in its natural state.
- (b) The eaves junction of the copper roof is poor as it lacks any overhang. As a result rainwater runoff is directed into the timber joinery, accelerating its decay. Repeating this detail will result in similar failure in the future.
- (c) Welcome rendering of plinth. Face brickwork out of character. Advise in reforming junction the render is flaunched to throw water clear. The current arrangement creates a ledge on which water sits causing decay.

Summary

The maintenance of a structure of similar form will retain the visual interest. Approach taken is satisfactory. Would equally support replacement using a metal lattice which would be more durable. For the sake of durability further thought needs to be given to rainwater throw off from roof to prevent repeat of current problem. Covered in more detail above.

Have recommended conditions to cover execution of joinery detail and copper roof. See below.

CONDITIONS

1. The replacement timberwork shall be a faithful copy, using the existing as a template for the new work.
Reason: To ensure the building's architectural/historic interest is maintained.
2. The local planning authority shall be given 10 days written advance notice of the commencement of work and afforded the opportunity to inspect, should it be considered that the timber bearers are inadequate requiring the removal and reconstruction of the copper canopy.
Reason: To allow the structure to be examined once opened up and to agree a methodology for the repair/replacement of the copper canopy as necessary.

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27/09/13