

North Street House

Heritage Statement Rev B

Change of Use to form a charitable educational facility. Alterations existing listed building. Proposed outbuildings.

North Street House, 6 North Street, Emsworth, PO10 7DD



EMSWORTH CONSERVATION AREA

The application site is located on the southwest corner of the A259 roundabout as indicated opposite. The approach into Emsworth from the west (adjacent the site) is described in the Emsworth Conservation Area Appraisal ; -

Entrance from the west (Havant Road) A259: Travelling east along this primary east - west route (part of the old Roman road) the approach is long and straight with primarily large, detached housing on either side. The first marker is the Town Mill Pond which comes right up to the road on the south-side and then high mostly modern brick walls flank the approach to the roundabout junction at the head of the old town with North Street. Straight ahead the aspect is less urban with trees either side. Turning right into the old town, the entrance to High Street is relatively wide with modern retail development either side, only then does the aspect provide clues as to what is to come.

Substantial tree planting along the margins of the A259 bypass helps to define and reinforce the northern boundary of the Conservation Area (Q). The application site features a large tree on the northern site boundary, which is to be retained as an important feature.

Summary of key features which contribute to the conservation areas special interest and significance:

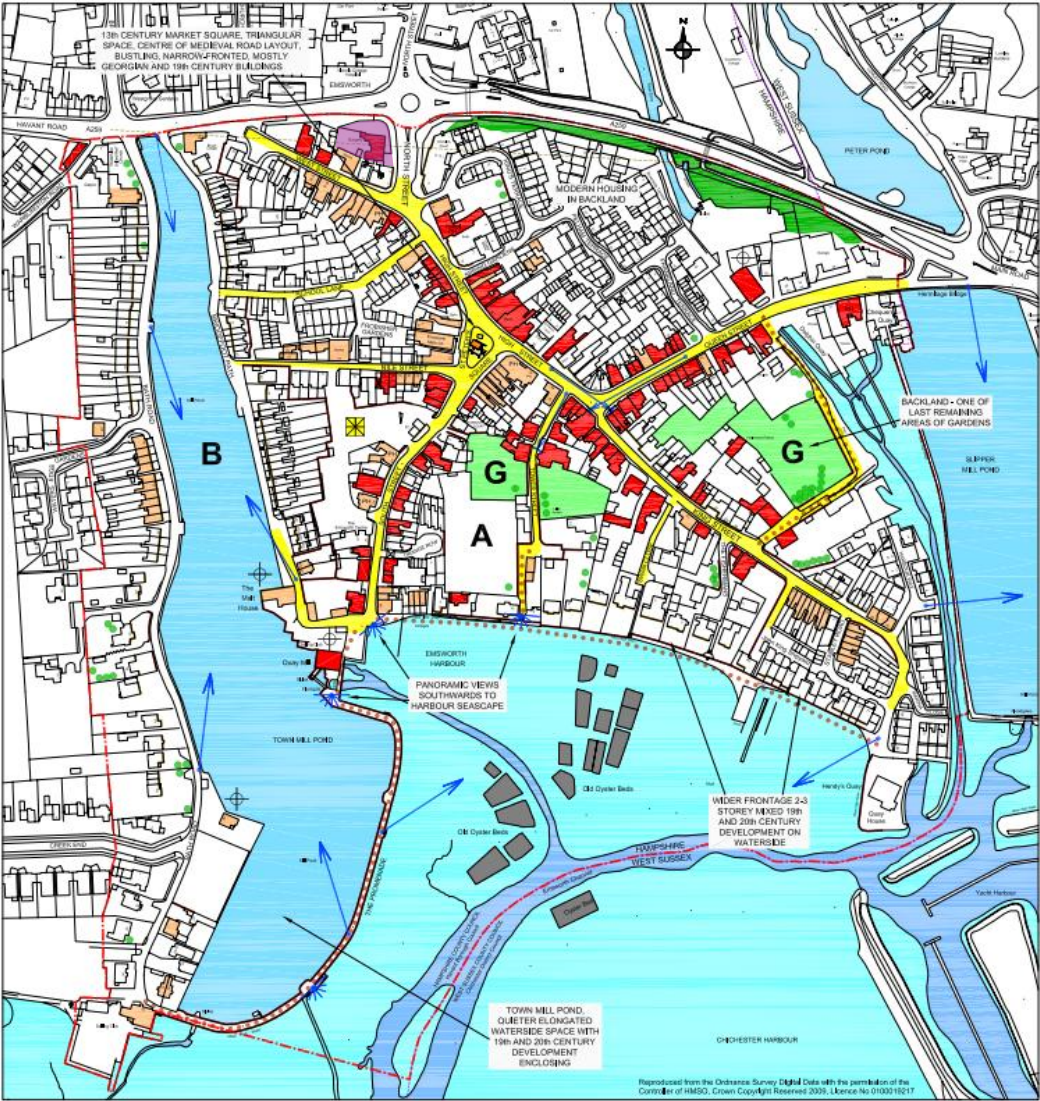
Urban Form - The character of the town centre is predominantly Georgian, though the street pattern radiating out from the main square, is indicative of a medieval settlement pattern.

Buildings - There are many historic buildings (both listed and undesignated) within the conservation area that form an important part in the character of conservation areas by virtue of their architectural or historic interest.

Style/Features – Most buildings within the conservation area are of a domestic scale and are built in vernacular style. The buildings reflect the smaller dimensions associated with the locality and local materials. Materials featured include; red stock brick (sometimes painted), render, flint, plain clay tiles and welsh slate tiles. Buildings commonly feature traditional sliding sash windows and small pane casements.

Walls – Boundary walls are a traditional and important feature within the conservation area. Though predominantly built in brick, there are also areas featuring stone and flint.

The complex pattern of textures and colours, allied to vernacular style and scale gives Emsworth a degree of special quality which makes it distinct from other places



EMSWORTH CHARACTER APPRAISAL

KEY:-			
	CONSERVATION AREA BOUNDARY		IMPORTANT VIEW
	COUNTY BOUNDARY		TERMINATED VIEW
	LISTED BUILDINGS		PANORAMIC VIEW
	BUILDINGS OF LOCAL INTEREST(POSITIVE CONTRIBUTION)		WATER FEATURE - NON-TIDAL
	IMPORTANT WALLS (BUILDINGS)		WATER FEATURE - INTERTIDAL
	IMPORTANT WALLS (OTHER)		WATER FEATURE - LOW TIDE
	IMPORTANT TREE (SINGLE)		OLD OYSTER BEDS
	IMPORTANT TREES (GROUPS)		CHARACTER SUB-AREA
	IMPORTANT OPEN SPACES		ALIGNMENT OF ROMAN ROAD
	FOOTPATH		MEDIEVAL STREET PATTERN
	LANDMARK		AREA WITH DEVELOPMENT POTENTIAL
			MARKET SQUARE



THE LISTED BUILDING

6 North Street is identified as a building of local interest which contributes positively towards the character of the conservation area but is **not** considered to be one of the most significant buildings within the conservation area.

6 North Street is listed as **North Street House** it was originally a late 18th Century dwelling and has most recently served as a doctor's surgery.

Since its previous use ceased, the site has been left empty and is rapidly deteriorating. During this time, the building has also suffered vandalism internally following a break in.

Planning permission was granted for a change of use, to form a hotel and replace the existing side extension with a new two-storey café. This application has been implemented, although it is not complete.

HISTORIC PHOTOGRAPHS



THE LISTING

List Entry

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. (Taken from Historic England website)

Name: North Street House

List Entry Number: 1303480

Location

North Street House, 6, North Street

County: Hampshire

District: Havant (District Authority)

Parish: Non-Civil Parish

Grade: II

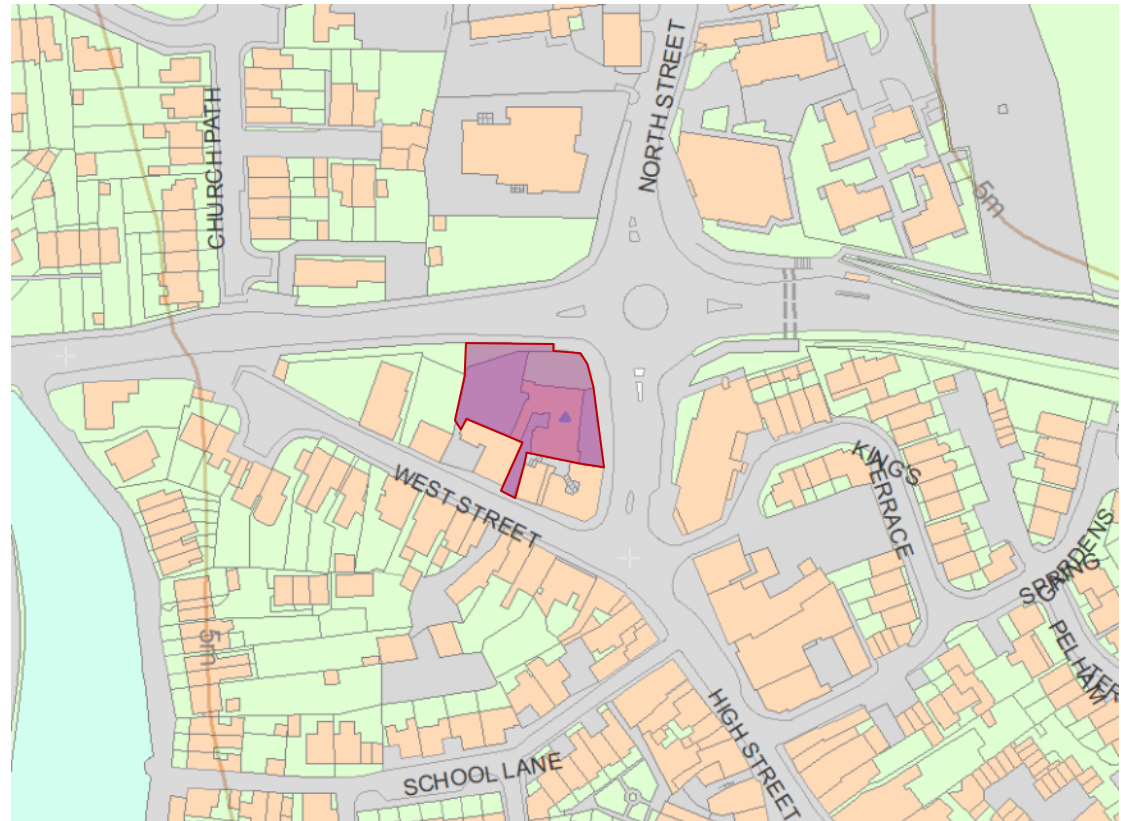
Date first listed: 16 May 1952

List Entry Description

SU 7405 HAVANT NORTH STREET Emsworth 16.5.52 11/25 No. 6 (North Street House) II

House. Late C18. Stucco, with a tile roof. Symmetrical front (east) of 2 storeys and attic, 3 windows. Hipped roof, with coved and moulded plaster eaves. Sashes in reveals. Doorcase with pediment and Doric fluted ½ columns, and ½-glazed door. The north side brick wall is bowed, with a sash window.

Listing NGR: SU7373608059



PLANNING HISTORY

99/51772/012 - Single storey extension to rear to provide 2 additional surgery rooms. - Permitted 30/07/1999

99/51772/013 - Single storey extension to rear to provide 2 additional surgery rooms. - Permitted 30/07/1999

APP/20/01115 - Works to convert existing doctors surgery (E) to offices (E) plus erection of a two storey building comprising a retail unit at ground floor and one residential dwelling (C3) following demolition of existing single storey extension. Associated parking and hard and soft landscaping. Request to discharge conditions 3, 4, and 5 (10/11/2021) - Permitted 16/04/2021

APP/20/01116 - Listed Building Consent for internal and external alteration and repair works to allow conversion to offices; including associated demolition of existing single storey extensions and hard and soft landscaping. Request to discharge conditions 3 and 4 (16/11/2021)., Permitted 28/04/2021

APP/21/00905 - Works to convert the existing doctor's surgery to offices (both Use Class E) following demolition of existing outbuilding, plus erection of two storey building comprised of a clinic (Use Class E), utilising existing access off Havant Road, with associated hard and soft landscaping., unknown,

APP/21/00906 - Listed building consent for works to convert the existing doctor's surgery to offices (both Use Class E) following demolition of existing outbuilding, plus erection of two storey building comprised of a clinic (Use Class E), utilising existing access off Havant Road, with associated hard and soft landscaping., unknown,

APP/21/01327 - Variation of Condition 2 of Planning Permission APP/20/01115 relating to revised schedule of permitted drawings. Conditions 8, 9 and 10 relate to residential development and should be removed., unknown,

APP/22/00029 - Works to convert the doctor's surgery (E) to offices (E) plus the erection of a two storey building comprising a commercial unit (E) following the demolition of the existing single storey extension. With associated parking and hard and soft landscaping, including provision of one additional parking space., Withdrawn,01/06/2022

APP/22/00030 - Listed Building Consent for Works to convert the doctor's surgery (E) to offices (E) plus the erection of a two storey building comprising a commercial unit (E) following the demolition of the existing single storey extension. With associated parking and hard and soft landscaping, including provision of one additional parking space., Withdrawn,01/06/2022

APP/23/00250 - Listed Building Consent for proposed conversion of 2.5-storey surgery [Class E(e)] building to hotel (Class C1); replacement of single-storey surgery [Class E(e)] building with two-storey café [Class E(b)] – Permitted 11/08/2023

APP/23/00249 - Proposed conversion of 2.5-storey surgery [Class E(e)] building to hotel (Class C1); replacement of single-storey surgery [Class E(e)] building with two-storey café [Class E(b)] – Permitted 11/08/2023

APP/25/00073 - Listed Building application for (i) Insulating internal side of external walls; (ii) Insulating ceilings; and (iii) Demolition of single storey extension to rear.

NORTH STREET HOUSE



HISTORIC MAPS AND PHOTOGRAPHS

As seen on the 1840 map and the OS map 1899, the original house occupied a large plot of land, which after the First World War became a garden.

Overview of the site development following research and a review of the historic maps and photographs:



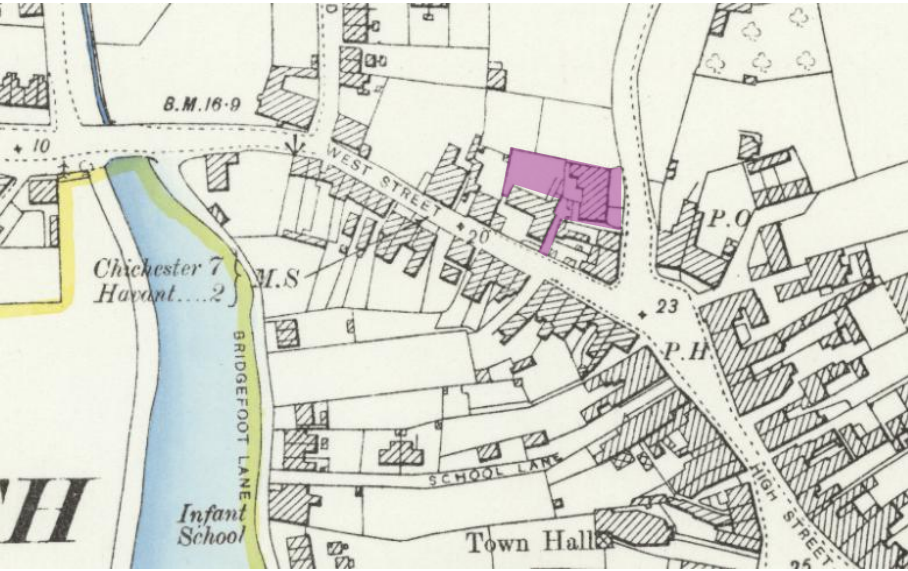
1838



1840-1880



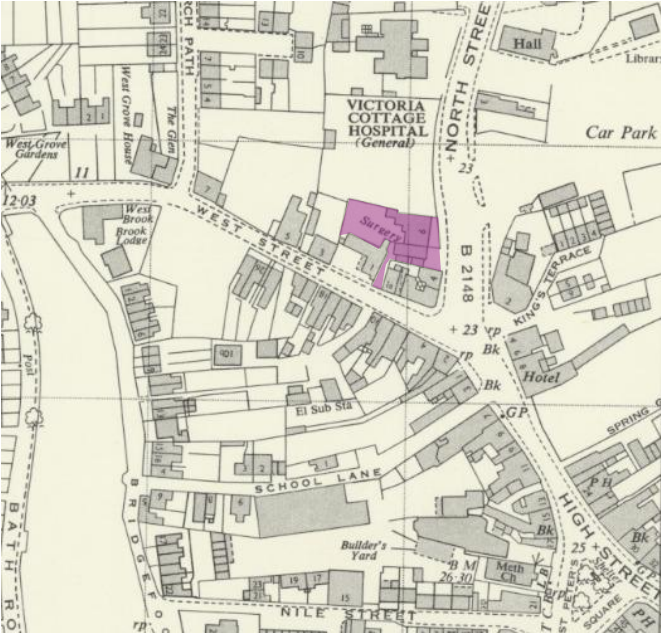
1899



1892-1914



1934



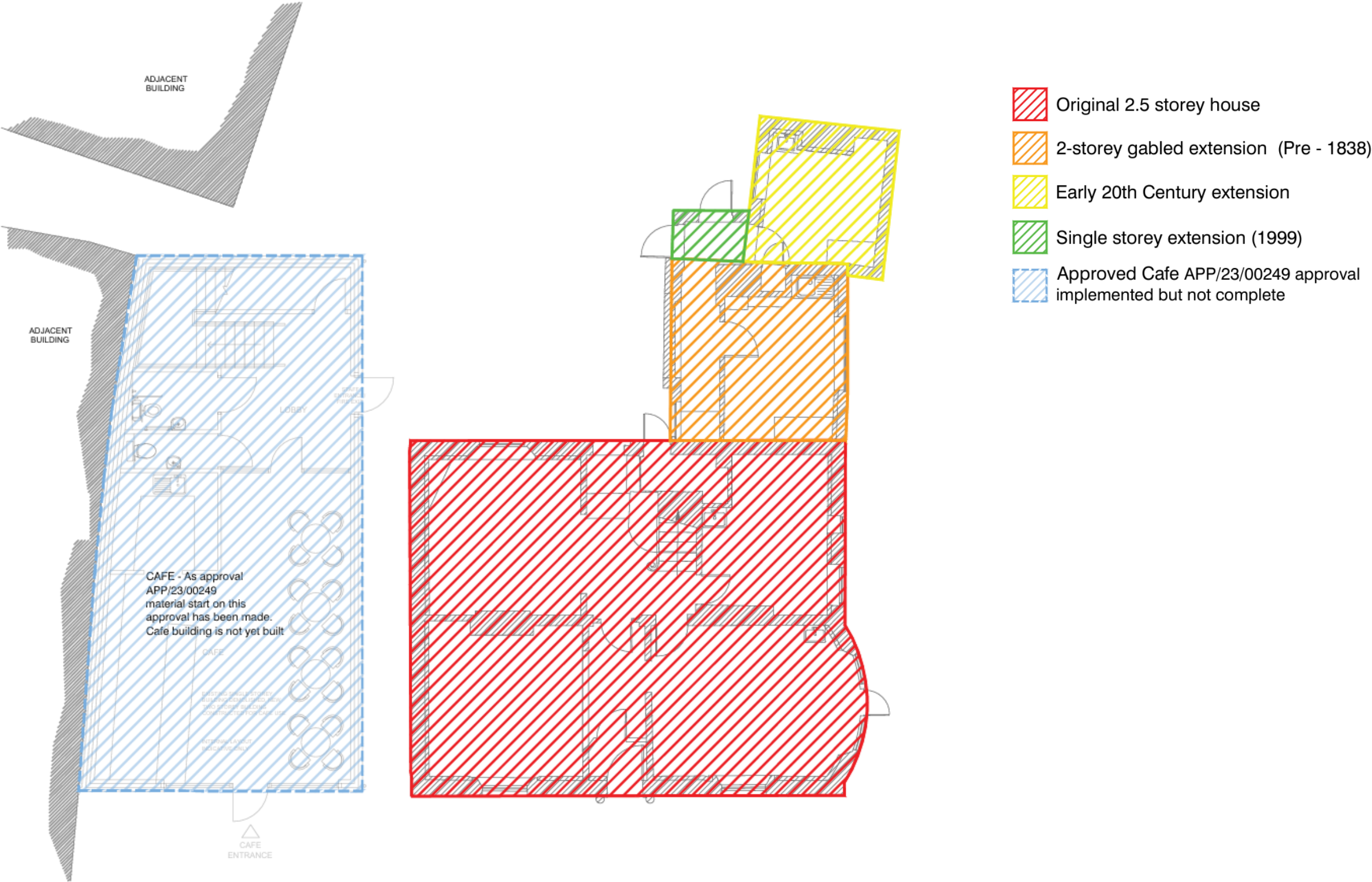
1970



2024

HISTORIC BUILDING ANALYSIS

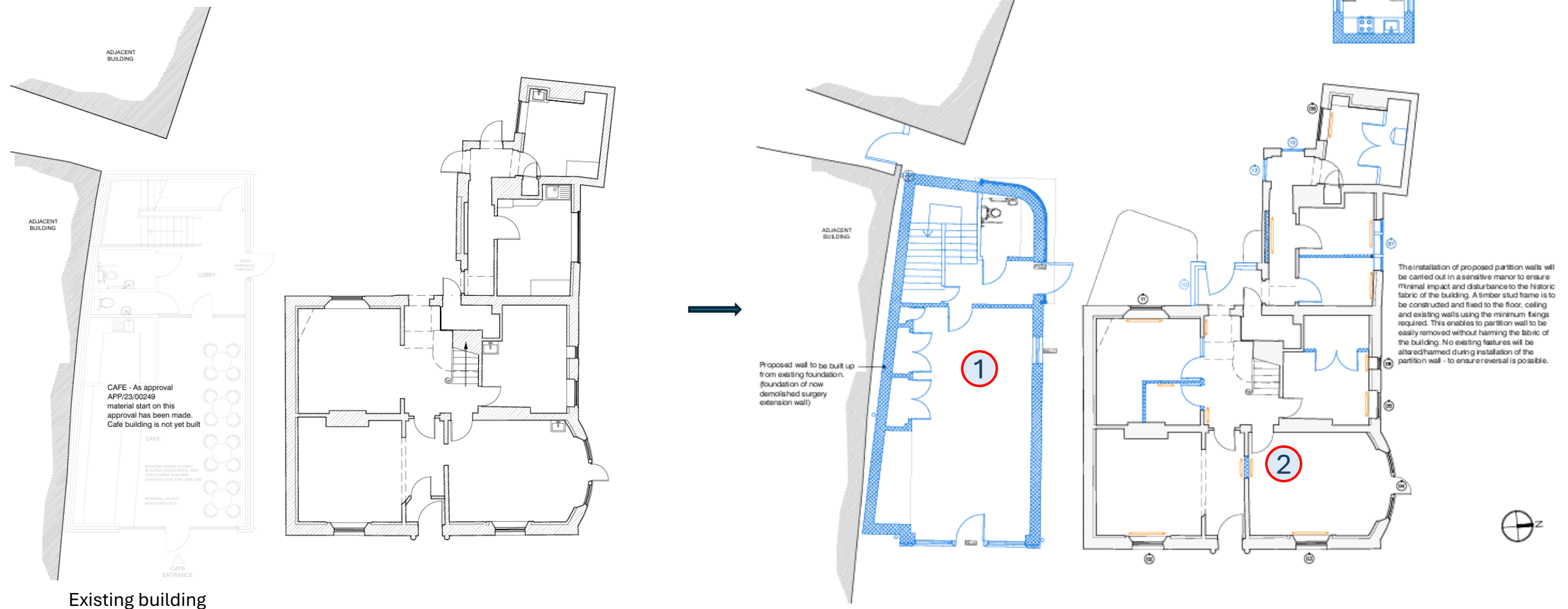
Overview of the site development following research and a review of the historic maps and photographs:



PROPOSALS

Overview of the proposed site development:

The proposals for the application site are for change in use from a doctor's surgery (previous use) (current approved use – Hotel and Café) into a charitable educational facility. The site has recently been purchased by the John and Hilary Pritchard Trust. In partnership with local schools Park Community School (Havant) and Bishop Luffa (Chichester) the Launchpad project will form an annex to these schools, offering an alternative provision to mainstream schooling for their students (aged 11 -16yrs). The proposals incorporate indoor study spaces and a Real-World Learning centre.



Existing building

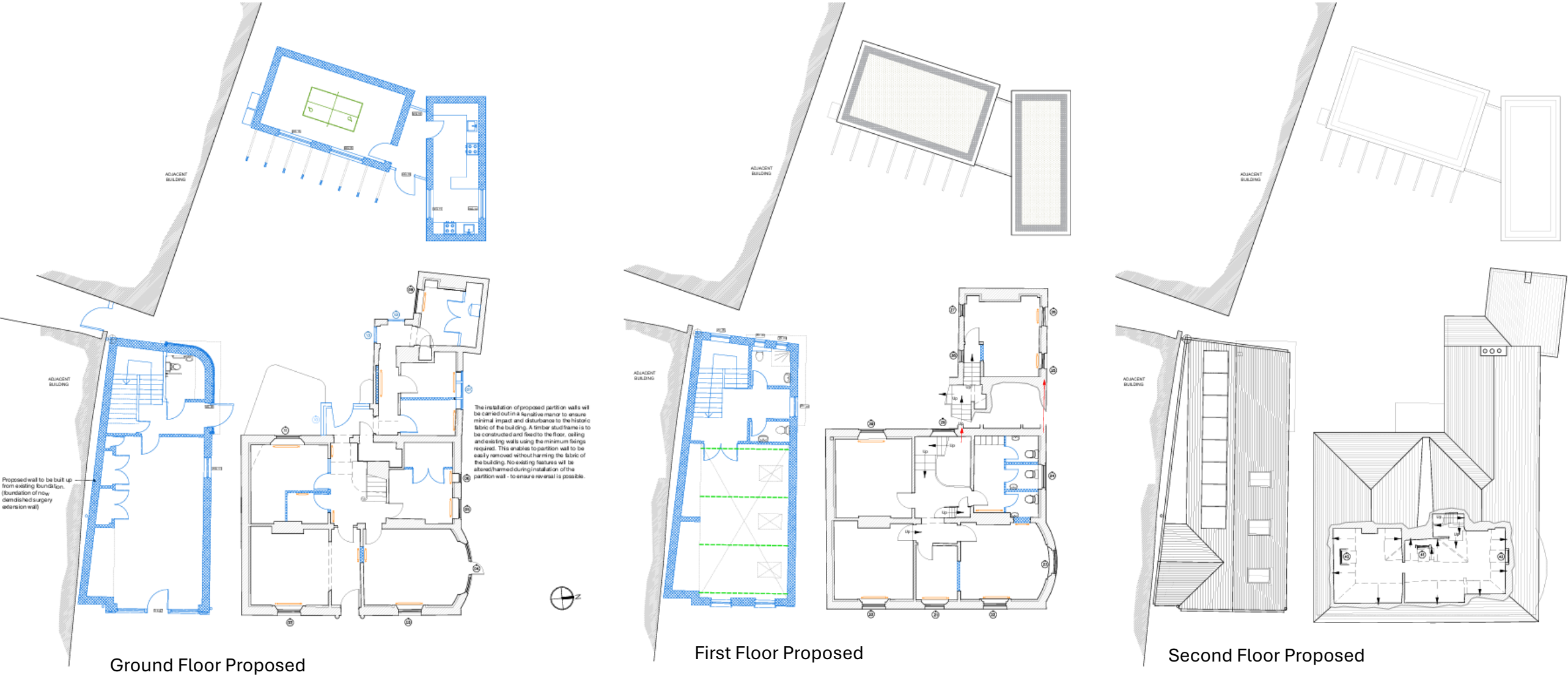
Proposed new buildings & layout

- 1 Real World Learning Centre
- 2 Main building - indoor study spaces & service spaces
(Historic building retained)
- 3 Learning Pod



PROPOSALS

Proposed floor layouts to listed building:



The proposals incorporate indoor study spaces, an outdoor learning courtyard a Real-World Learning centre and Learning Pod. Alongside the proposed new buildings, proposed works to the existing listed dwelling include:

- Removal of non-original internal partitions
- Creation of internal partitions to form classrooms
- Repairs to historical features that are damaged.

The proposals will result in the removal of many of the modern internal partitions, helping to restore the historic layout and circulation of the building; enhancing the historic interest of the building.

Key

- Demolished
- Proposed



PROPOSALS

Real World Learning – design & impact assessment

The proposed building has been designed to form a high-quality building and worthy neighbour to the 18th Century listed building. Much like similar listed buildings in the centre of Emsworth the proposed muted brick finish will contrast with the white render of the adjacent listed building; further highlighting this heritage asset.

The proposed brick has been chosen as it offers a high-quality finish that will weather well and minimise future upkeep, render tends to deteriorate.

The proposed front elevation is to be finished in grey header bricks with red brick quoining and window header details which reflect detailing currently seen on Star Butchers, Lorretta Coffee, Tier Greengrocers, Borland Estate Agents and other buildings within the historic core of Emsworth. This will help further tie the buildings into the street scene and heart of Emsworth.

The shop front is to be painted timber with a dark blue tile inlay to the bottom. Precedents within Emsworth conservation area are Soles of Emsworth and Star Butchers.

The rear and side elevations of the Real World Learning building are finished in simple red brick (similarly to the rear of the listed building and the other buildings overlooking/bounding the rear of the building). This will not detract from the heritage asset.

Timber cladding will finish the curved ‘corner’ to the rear of the building at ground floor level, this seeks to soften both the outdoor courtyard space and the entrance to this SEND learning space; making it more inviting and less imposing.

Use of natural materials are considered an important choice in designing inviting and calming environments. Use of vertical timber as a material on both the Pod and this small part of the real-world learning building seeks to tie the buildings together and create some unity between the individual buildings. It also allows them to be clearly identified as modern additions separate to the listed building.

Bricks - Lambs Ash glazed headers & Imperial weathered soft red brick



PROPOSALS

Porch to listed building – design & impact assessment

The proposed porch to the rear of the building has been revised following advice from the conservation officer. It now takes the form of a simple glass link with minimal framing. The proposed design seeks to minimise any impact to the historic character of the listed building (allowing a clear view of the existing rear elevation), whilst providing a necessary link between the two parts of the historic building.

Learning Pod – design & impact assessment

The Pod aims to sit lightly on the site. The use of timber (a natural material) seeks to create a lightweight and inviting structure that sits softly next to the historic building. Use of vertical timber as a material helps to create contrast from the historic building and gives it a more temporary appearance in comparison to the brick buildings.

The placement of windows and full height glazing allow views through the building into the courtyard and frame views of the listed building.

The sedum roof and use of natural materials also helps to minimise and soften any impact on views from the listed building and wider area.

The Learning Pod will provide a larger communal meeting space that cannot be accommodated within the existing building, it will also accommodate spaces and equipment that whilst essential, would be detrimental to the interior of the listed building - cooking facilities and scientific equipment.

The proposed Learning Pod will help to define spaces and the use of these areas within the site; - the POD forms a natural barrier separating the minibus turning /parking area, the learning courtyard and outdoor recreational area.

The Learning Pod placement will also form an acoustic barrier from the noise of the A259 so that the learning courtyard has a calmer quieter environment more conducive to learning.

Historic impact assessment

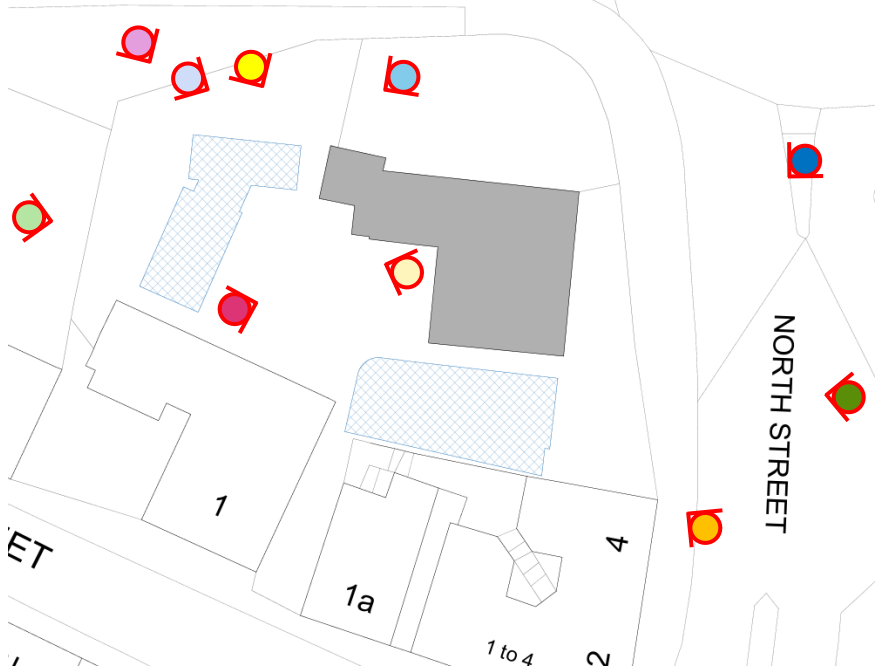
As part of the overall approach to the project, the awkward (2000's) rear extension, which previously blocked the rear elevation of the listed building from view, has now been removed. This has opened out the space to the rear of the property so that the original listed building can be seen in its entirety. This is an important aspect of the scheme, the rear elevation has been renovated and will become the main entrance to the educational facility. The glass porch will have minimal impact on the rear elevation of the historic asset.

The proposed Real World Learning building is considered to be of high-quality design and materiality. It is designed to sit comfortably within the Emsworth street scene and will positively contrast with the listed building helping to showcase the existing building.

The Learning Pod is an integral part of delivering this scheme which will have a benefit to the community that we feel justifies the existence of this outbuilding whilst it has its educational use. The existing building has sat empty for a few years, and this is an excellent opportunity to bring it back into sustainable use.

We would be prepared for the Learning Pod to be tied into the use of the building as an educational facility. – they could be removed if the use of the site ever changes.





Proposal images with reference plan

PROPOSED METHODOLOGY

Proposed Partition Walls

- The installation of proposed partition walls will be carried out in a sensitive manor to ensure minimal impact and disturbance to the historic fabric of the building. A timber stud frame is to be constructed and fixed to the floor, ceiling and existing walls using the minimum fixings required. This enables to partition wall to be easily removed without harming the fabric of the building. No existing features will be altered/harmed during installation of the partition wall - to ensure reversal is possible.

Infilling openings in existing internal walls

- Remove the door and frame carefully to avoid damaging the surrounding structure
- Clean the opening to remove any debris or loose materials.
- Infill the opening with timber studwork and insulation.
- Apply plaster to both sides of the new wall, matching the existing plasterwork to form a seamless wall finish.
- Install skirting and cornices to match the adjacent walls.

Proposed new openings to existing walls

- Accurately mark the dimensions of the new opening on the wall.
- Carefully cut the opening using appropriate tools and techniques to minimize vibration and damage to the surrounding fabric.
- Install temporary supports if required to maintain the structural integrity of the wall during the cutting process.

External openings:

- install an appropriate lintel that matches the existing materials ensuring it is properly bedded and aligned, repairing any damaged brickwork around the new opening ensuring it matches the existing brickwork in size, colour, and texture.

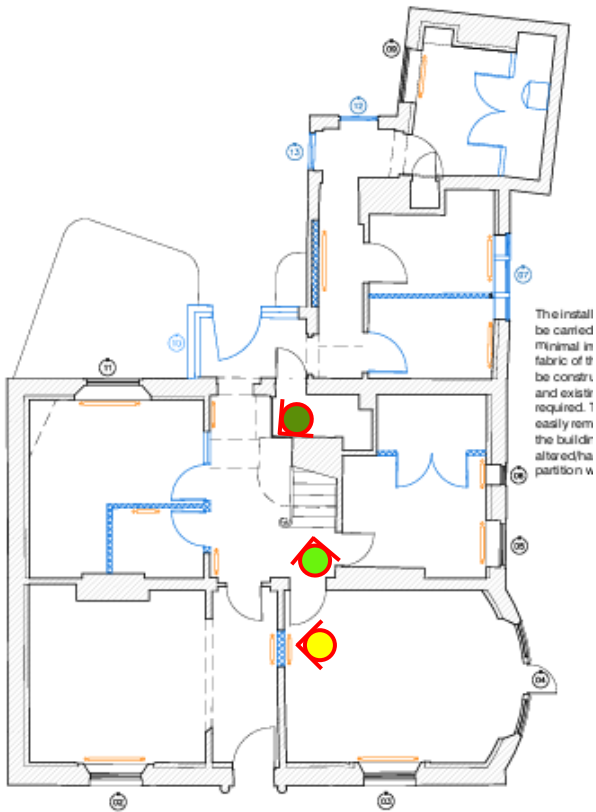
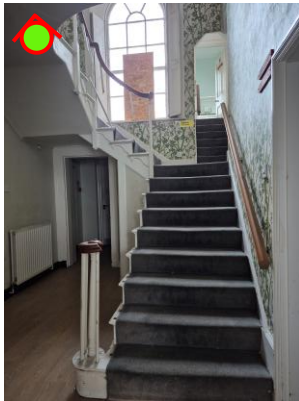
Internal doors:

- Install new timber door frame and door. (Door to match style of existing timber internal doors)
- Repair any damaged plaster around the new openings, ensuring it matches the existing material, colour, and texture.

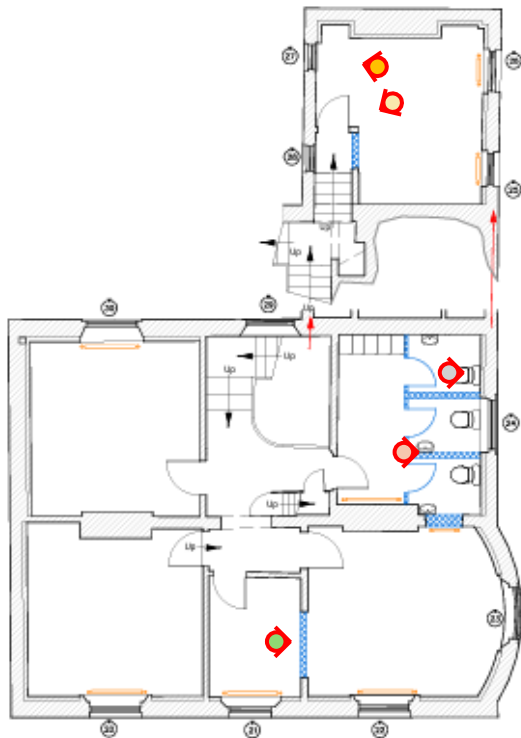
New external walls (& sections of infill)

- Lay bricks (to fill the opening if infill), ensuring they match the existing brickwork in size, colour, and texture.
- Mortar: Using a lime-based mortar that matches the original mortar in composition and appearance.
- Bonding: Ensure the new brickwork is bonded properly with the existing structure.
- Pointing: Point the exterior brickwork to match the existing pointing style
- Plastering: Apply plaster to the interior side of the new wall, matching the existing plasterwork.

Photographs showing the interior of the listed building. Ground Floor



Photographs showing the interior of the listed building. First floor.



Photographs showing the interior of the listed building. Second storey loft space.

