

Heritage Statement

Proposed Alterations and Refurbishment

Saxted House, Tower Street, Emsworth, Hampshire PO10 7BH



**Photograph 1 – Front
Elevation**

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Introduction

Helyer Davies Architects have been appointed by a private client to design the alterations to Saxted House, an 18th Century Listed dwelling in the centre of Emsworth. This application is for Householder Planning Consent and Listed Building Consent.

The works consist of:

- Internal alterations
- Replacement bi-fold doors
- Greenhouse

The following documents will accompany the Application:

- Application Form
- Design and Access Statement
- Drawings [19123 series]

A measured survey has been undertaken by Encompass Surveys to accurately establish existing floor levels, proximity to adjoining buildings and their ridge and eaves heights.

The Listing – Saxted House

Taken from Historic England website

Historic England – Listing Description:

SU 7405 and 7505 HAVANT TOWER STREET
Emsworth 16.5.52 11/40 No. 5 (Saxted House)
GV II* House. Mid C18. Brick, with a slate roof.
Symmetrical front of 2 storeys and attic, 5
windows. 2 hipped dormers, with moulded eaves
cornice and casements, moulded eaves cornice.
Blue header brick with red flush dressings,
quoins, openings within vertical panels, rubbed
flat arches, moulded 1st floor band, plinth.
Sashes in exposed frames. Doric doorcase with
open pediment, broken cornice above frieze,
having oval decoration on a reeded ground, $\frac{3}{4}$
plain columns, arched opening with Gothic
fanlight, and 6-panelled door. Interiors.



Listing NGR: SU7373608059

Grade: II

List Entry Number: 1303300

Site Location and Use

Saxted House is a residential dwelling located on Tower Street in Emsworth. It is located within the Emsworth Conservation Area.



Emsworth is a small coastal town on the border of Hampshire and Sussex and is situated at the head of the western arm of Chichester Harbour. The Conservation Area encompasses the older part of the waterside town, which lies to the south of the A259 between the two historic mill ponds. Parts of Emsworth and its surroundings also fall within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The town is well served by road and rail public transport, fronts directly onto the water and attracts many visitors.

The Emsworth Conservation Area Character Appraisal lists Saxted House as being one of the most significant buildings within the Conservation Area and is 'considered to contribute positively to the character of the Conservation Area'. The section of the appraisal detailing Tower Street is included below:

'Tower Street: On the south side of High Street is a townscape delight. Pevsner describes the north end of Tower Street as - "the most delicious inland backwater in Emsworth". This is another residential cul-de-sac, of high quality with a few Georgian houses (Q). On entering three houses set the scene. To the left Trentham Cottage has upper side windows under segmental tympana decorated in stucco fan pattern, a circular central window and doorway with distinctive fanlight. Trentham House is a larger, plainer stuccoed house with bay windows and delicate iron balconies. Its garden half-closes the already narrow street. Opposite is Saxted House, which is Early Georgian, built in grey brick with red dressings and with another fanlit pedimented doorway. The street then continues past the walled garden of the latter and 'dog-legs' to the right and then continues inconspicuously into a footway to emerge through a narrow alleyway on the

waterside. Behind Saxted House in its garden, is the site of the tower (thought to have been a watch tower) after which the street is named.'

The surrounding buildings are primarily residential and vary in their appearance, though of vernacular design. Materials consist of a combination of flint, painted render, brick and clay hanging tiles, with clay tiled and slate roofs.

Proposals

Internal Alterations

Ground Floor

- The existing cupboard located off the main living/dining/kitchen area is to be converted into a WC.
- The existing tiled floor throughout the entrance hall is to be removed and replaced with timber flooring.
- The existing timber bi-fold doors (photograph 2), which open out from the kitchen/dining area into the garden, are to be replaced with bi-fold aluminium doors.
- The existing flooring in the reception room is to be replaced in a similar style.
- A row of full height cupboards is to be incorporated along the western wall of the reception room, replacing the existing cupboards.
- New full height shelving and storage is to be incorporated into the study as per the proposed drawing 19123-03.
- The existing opening in the middle of the kitchen (photograph 3) is to be enlarged and the existing doors removed. These alterations will greatly improve the functionality and usability of the kitchen, whilst only removing a small amount of historic fabric.
- The kitchen itself will also be replaced to incorporate a series of full height units as well as extending the existing worktop/units (photograph 4).
- The existing flooring in the kitchen is to be replaced in a similar style.
- The existing living room is to become a library, from which the existing fixed shut door will be re-opened to provide access into the existing WC. The existing door from the open plan living space is to be blocked up. The internal wall in the existing WC is to be removed to allow for it to be converted into a ground floor

shower room. Two frosted roof lights are to be incorporated into the existing pitched roof above, providing natural light and ventilation.

First Floor

- All existing plant is to be removed from the first-floor cupboard and the tanks located in the mid-landing airing cupboard.
- Bedroom 3 will become a studio and will incorporate full height cupboards/ storage along the northern wall and a sink will be located in the south west corner.
- A stud wall and door is to be incorporated, separating the landing from the existing master bedroom and bedroom 2, to form a master suite.
- Within the master suite, the existing bedroom 2 will become a dressing room and will incorporate full height cupboards along the north and west sides.
- The existing WC and en-suite to bedroom 2 will be reconfigured and the separating wall removed to form a second en-suite to the master bedroom. Alterations will include blocking up the existing door from bedroom 2 and squaring off the existing curved wall.
- The existing master en-suite is to be replaced and layout altered to reflect the proposed drawings. As indicated, the existing boxing is to be removed.

Other Works

- A WC is to be incorporated within the existing garage.
- A traditionally designed greenhouse is to be located in the garden against the western boundary wall (see proposed site plan drawing 19123-05). Photograph 5 shows the style of the proposed greenhouse.

Photographs



Photograph 2 – Showing south elevation viewed from the garden. (Timber bi-fold doors to be replaced).



Photograph 3 – existing opening between the main kitchen and the living/kitchen/dining area. (Opening to be enlarged).



Photograph 4 – existing kitchen worktop/units to be extended and re-designed



Precedent Photograph 5 – showing style of proposed greenhouse.

Impact of Proposals on the Conservation Area and Listed Dwelling

The proposals are predominantly internal alterations, along with two proposed roof lights and the replacement bi-fold doors, none of which are on the street facing elevation.

The proposals will have minimal impact on the Conservation Area, alterations will not be seen from Tower Street and all will improve the condition of the existing dwelling.

Internally, most of the proposals are to fixtures and fittings such as the proposed cupboards and kitchen and therefore will not impact on the listed dwelling as they are considered non-permanent or are 'reversible'. The proposed alterations to the listed dwelling itself, have been carefully considered to minimise the loss of any historic fabric.

Additional Photographs



Existing master en-suite boxing to be removed



Existing entrance flooring to be replaced



Existing garage



West elevation



Looking down garden
from house



Rear of house looking from the end of the garden