



41 South Street – Trinity Cottage

Planning and Listed Building Application – July 2021

Design and Access Statement



41 South Street – Trinity Cottage

Historic England



Map of Emsworth 1896 – With building to the South



Map of Emsworth 1932 – Highlights the three cottages and building to south removed. This is the last map in the series that highlights the three cottages.

Statutory Address: TRINITY COTTAGE, 41, SOUTH STREET

Heritage Category: Listed Building

Grade: II

Listing NGR: SU7494805653

Date first listed: 21-Jul-1975

Details

SU 7405 HAVANT SOUTH STREET Emsworth (West Side)
21.7.75 11/29 No 41 (Trinity Cottage) (formerly listed as Nos
39 to 43 odd) GV II

House. Early C19. Painted brick, with a tile roof. 2 storeys and attic, 4 windows. One hipped-roofed (C20) dormer with a casement, 2 upper old sashes, otherwise C20 casements. C20 doorway, with hood, side panel, and panelled door. Included for group value.

41 South Street – Trinity Cottage

Historic Photos



Historic Photos of Trinity Cottage. Dates Unknown.



41 South Street – Trinity Cottage

Planning History

The property has limited planning and listed building history. In 1994 a Planning and Listed Building Permission was approved for an intruder alarm

Planning Applications (1)

- [Listed Building Application for intruder alarm under eave on east elevation and siting of sens...](#)
Ref. No: 94/59126/000 | Status: -

Planning Appeals (1)

- [Listed Building Application for intruder alarm under eave on east elevation and siting of sens...](#)
Ref. No: 94/59126/000 | Status: -

There is no planning History for the introduction of large windows to the south elevation. These works may have been undertaken before the listing in 1975.



View toward Trinity Cottage – Est Date 1930's



View toward Trinity Cottage . Windows Installed – Est Date 1970's

41 South Street – Trinity Cottage

Site Photos



View From South Street



First Floor Towards Stair



Rear of the house



Kitchen with window to South Street



Rear of the house



South View From South Street

41 South Street – Trinity Cottage

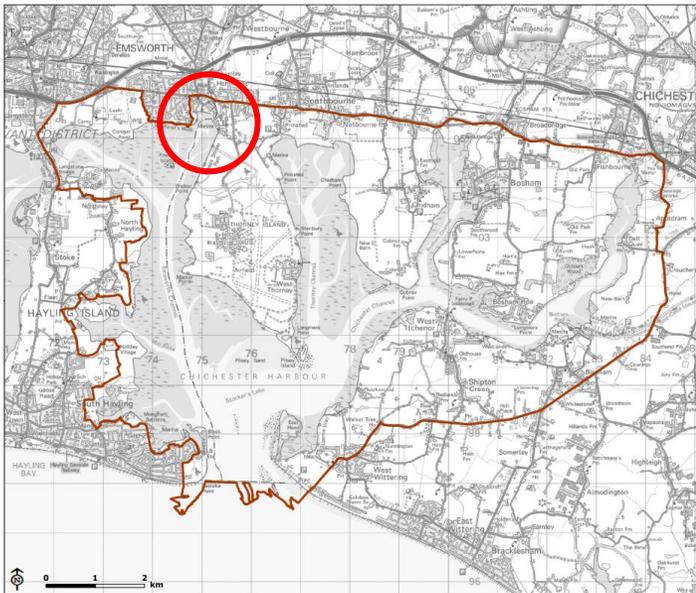
Planning History

Trinity Cottage is a Grade II Listed detached dwelling located at the bottom of South Street in Emsworth. The property sits within the Emsworth ‘Conservation Area and the Chichester Harbour AONB’

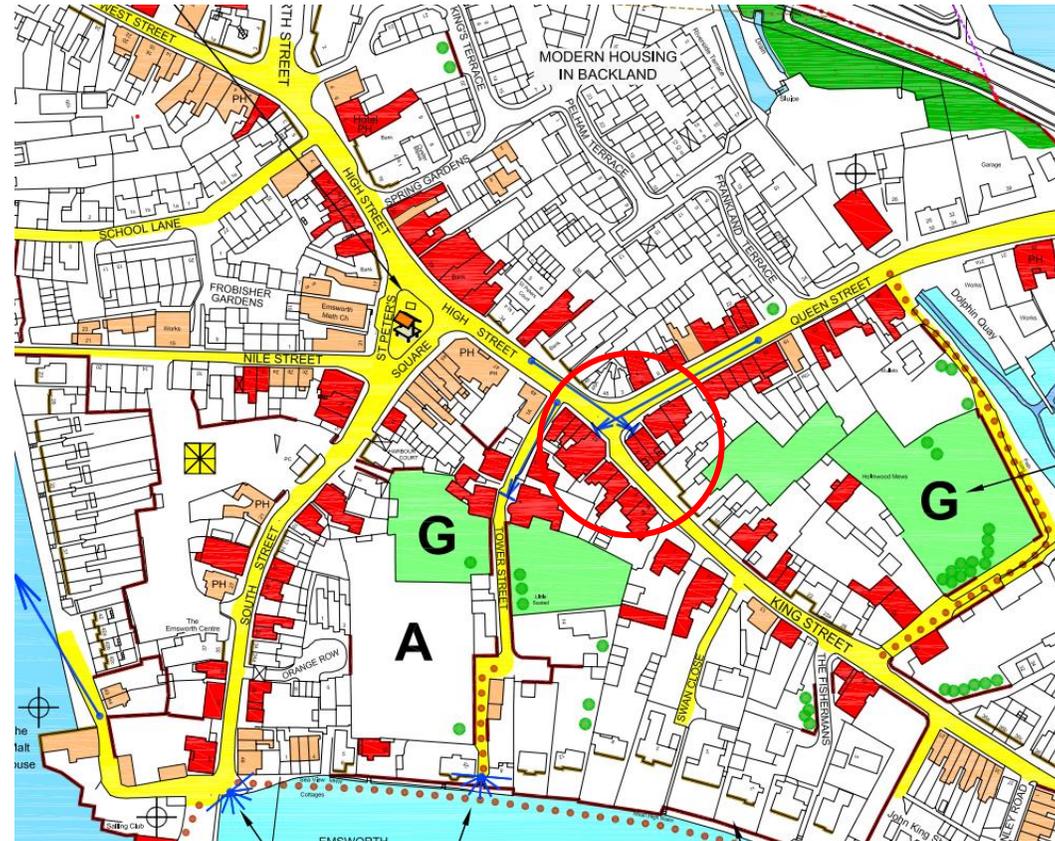
The building also appears in ‘Emsworth Conservation Area Character Appraisal’ as a building of interest.

‘Buildings form an important part in the character of conservation areas by virtue of their architectural or historic interest. They contribute at different levels and can have different values e.g. statutory listed buildings, or of local interest, but each can be important in their individual way, or as a group for townscape value in the Conservation Area and should be retained and their character safeguarded.’

The site also sits within Chichester Harbour AONB. Map below.



Emsworth Conservation Area



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 | | MEDIAEVAL STREET PATTERN |
| | LANDMARK | | AREA WITH DEVELOPMENT POTENTIAL |
| | | | MARKET SQUARE |

41 South Street – Trinity Cottage

Planning History

Helyer Davies Architects have been appointed by a private client to design proposals and alterations to Trinity Cottage, Emsworth.

This document outlines the proposed works to include:

- Complete renovation and decoration of the property internally and externally.
- Re-plumb and re-wire
- Replacement of all external windows and doors. All windows [unless mentioned] will be conservation double glazing.
- Removal of kitchen walls to living area.
- Removal of walls to study and hall area.
- Enlarged dormer to first floor
- Introduction of 4no. Cabrio velux windows to the west elevation.

For all proposals see drawing: 21108-02 and Heritage Statement Spreadsheet

Site Survey

A survey of the property to obtain accurate drawings has been undertaken by Brotherton's. There has also been a condition survey undertaken by Sussex Surveyors. Parts of the report have been included in the application such as the re-roof, damp and treatment, external brickwork,

Surrounding Context

Trinity Cottage is located in the heart of Emsworth just off the high street on South Street. It is prominently located with a views towards the water.

Amount:

The building will not have an increase in footprint.

Scale

The scale of the existing house and outbuilding will not be visually altered from South Street. All external proposals will be contained within the rear of the property. The only change to the scale is the reduction of the chimney on the south elevation and the enlarged dormer window to the west.

Appearance

The building has not been lived in for over 3 years, the building is tired and in desperate need for repair. The external windows and doors will be replaced throughout the property, the outside will also be decorated. All revisions to the exterior are on the west elevation which is not visible from the public.



Site Location



41 South Street – Trinity Cottage

Planning and Listed Building Application – July 2021

Heritage Statement



Heritage Statement

Ground Floor Proposals

| Feature | Description | Significance | Proposed Works | Possible Impact | Justification or Mitigation |
|--|---|--------------|---|---|---|
| South Elevation Windows | <p>3 large windows that were introduced in the 1970's. They create a wonderful view over the Mill Pond.</p> <p>The windows are currently timber, double glazed. There are in a poor stage. Currently there is plywood over the bottom section due to the condition.</p> | Low | <p>Remove these windows and replace with aluminium double glazed windows. This gable is extremely exposed to the elements and timber windows would deteriorate quickly.</p> <p>The style of the window would remain the same.</p> | None. The windows are not original to the house or in keeping in style of proportion. | To replace the windows with a maintenance free solution. The double glazing already exists on the current windows, however the new standers would improve the thermal performance of the house. |
| Windows to the rest of the property. | <p>All the windows to the house are timber, double glazed.</p> <p>They are all in a poor condition.</p> | Low | Replace the windows with timber, conservation double glazing. | None. The window style would remain as existing. There are many examples of this in South Street. | To replace windows that no longer function. |
| Access to Patio | Currently a door and window, probably installed in the 1970's at the same time as the windows to the south elevation. | Very Low | Replace with aluminium bi-fold doors. Existing opening to be used. | None. | Modern living and improve relationship to the garden. |
| Kitchen Wall to living room | Single skin masonry wall. The wall is not original as the three dividing walls seen on the plans is clear. | Low | Remove the wall | None | Open plan kitchen and living room. |
| Chimney to living room | Style 1970's | Low | Remove hearth and board over | None | Improve the look of the living room. |
| East elevation front door and side panel | Poor quality panel front door. Both door and side panel in need of repair. | Low | Replace with timber door and side panel. Side panel to have glass top and bottom. | None | To a replace door that no longer functions. |

Heritage Statement

Ground Floor Proposals

| Feature | Description | Significance | Proposed Works | Possible Impact | Justification or Mitigation |
|---|---|--|--|-----------------|--|
| Canopy over front door | Simple lead capped canopy. | Low – however, similar canopies can be seen when it was three cottages [see photo] | The issue is the height. The height is 1.8m [6ft] and an obstacle busy pavement. We simply want to raise this by 200mm. Style would remain the same. | None | Safety |
| Removal of internal walls/ cupboards between study and hall | Masonry walls, timber cupboards doors. Not originals. | Low | Remove and replace with a glass screen and door | None | Create more space and light into the building. |

First Floor Proposals

| Feature | Description | Significance | Proposed Works | Possible Impact | Justification or Mitigation |
|------------------------|---|--------------|--|---|--|
| Windows to first floor | All the windows to the house are timber, double glazed. They are all in a poor condition. | Low | Replace the windows with timber, conservation double glazing. | None. The window style would remain as existing. There are many examples of this in South Street. | To replace windows that no longer function. |
| Dormer window | Small dormer window to west elevation overlooking the garden. Date unknow, I would estimate when the three cottages were converted into one house. Condition of dormer and window very poor. | Low – Medium | Replace with a traditional flat roof dormer window. Style to be in keeping, roof to be lead. | Loos of historic fabric either side of existing dormer, tiles ect. | More light and space into the first floor landing. |

Heritage Statement

First Floor Proposals

| Feature | Description | Significance | Proposed Works | Possible Impact | Justification or Mitigation |
|-------------------------------|---|--------------|--|--|---|
| Roof slope to west elevation. | The house have a large roof slope to the west elevation, interrupted only by a small dormer in the centre. Roof materials: Clay tiles. | Medium | Introduction of 4.no Velux cabrio windows. See plans and section. | Loss of historic fabric, tiles and roof structure. | Care to be taken to locate the windows to reduce the loss of historic fabric. |



West Elevation – Roof Slope



Style of Window to be introduced.



Heritage Statement

Second Floor Proposals

| Feature | Description | Significance | Proposed Works | Possible Impact | Justification or Mitigation |
|---------------------------------|--|--------------|--|-----------------|--|
| Chipboard Ceilings | The skilling and ceiling to the second floor comprise of a chipboard finish. | Very Low | Remove and replace with plasterboard, skim and decorate. | None | Chipboard is bowing and needs to be replaced. |
| Roof | Roof in poor condition with little or no insulation. | Low | Roof tiles to be removed and stored for re-use. Felt and battens removed. Roof to be re-felted and new battens and existing tiles reinstated. Proposed insulation between the rafters. | None | Make the building watertight and better insulated. |
| Cast Iron Gutters and Downpipes | Cast Iron Gutters and Downpipes | Low | Replace all | Low | All leaking |
| Chimney to South Elevation | Tall brick chimney | Low | Reduce the height | None | Safety |