

Combined Design and Access Statement & Heritage Statement



Photograph 1 – North West Elevation

Proposed Extension to the Listed Dwelling

7 Queen Street, Emsworth, Hampshire PO10 7BJ

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Prepared by:

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Introduction

Helyer Davies Architects Ltd have been appointed by a private client to apply for Householder planning permission and Listed Building Consent for the proposed extension at 7 Queen Street.

The works consist of:

Changes to the previously approved [APP/22/00987 & APP/22/00988] small single storey extension to rear of utility to form a ground floor w/c. This proposal is slightly larger and connects to the existing outhouse. The outhouse door is also moving in this revised proposal.

The following documents will accompany the Application:

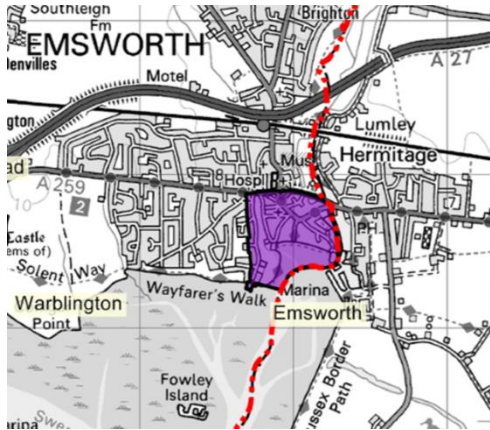
- Application Form
- Combined Heritage Statement & Design and Access Statement
- Drawing 21093-500 & 21093-501
- CIL Form 1

A full survey of the existing house was carried out by J Brotherton and Partners Land Surveyors and Engineers in April 2021.

The OS extracts are to show site location plan and block plan only. Please note that no survey of adjoining properties has been undertaken to establish levels.

Site Context

7 Queen Street is a listed dwelling located on the southern side of Queen Street in Emsworth, close to the town centre.



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 section of the Emsworth Conservation Area Character Appraisal detailing Queen Street is included below:

‘Queen Street: Turning left at the eastern end of High Street, into Queen Street which presents a fine collection of Georgian houses, both large and small which frame the first half of the street. The street slopes down eastwards towards the river valley and the bypass. On the north side Newnham House stands out, three storeys, red brick and which, as Pevsner points out, has several pleasing quirks in its design (Q). At the end of this block, the back-land development of Frankland Terrace and Pelham Terrace joins the street, with the imposing landmark of Leigh’s Mill of 1897 (Q) (now called the Old Flour Mill)) just beyond the entrance. This is an honest, small town industrial building, in plain red brick with cast iron windows and a wooden gantry in the gable. Opposite is the three storey, stuccoed Dolphin House, which forms the end of the row of pleasant two storey Georgian brick houses on the south-side in brick, either all in red or grey dressed in red. Notable is No 23 with its Venetian upper windows and shallow ground floor bays (Q). Continuing on the south-side, past a footpath known as Dolphin Cut and over the River Ems and a boatyard (Dolphin Quay), is the Lord Raglan public house, which is the most obvious building in the town to be constructed of flint (Q). With the garage opposite and the modern flats at the road bridge, the street fades into the bypass and the view of the open expanse of the Slipper Mill Pond to the south (Q).’

The surrounding buildings are a mixture of residential and commercial. They vary in their appearance, though of vernacular design. Materials consist of a combination of painted render and brick with clay hanging tiles or lead dormers and with clay tiled roofs.

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.

Name: 7 Queen Street

List Entry Number: 1155229

Location

7 Queen Street

The building may lie within the boundary of more than one authority.

County: Hampshire

District: Havant

Grade: II

Date first listed: 16 May 1952

List Entry Description

Details: House. Late C18. Stucco, with a tile roof. 2 storeys and attic, 3 upper windows. Brick dentil eaves, 2 modern flat-roofed dormers. Sashes in exposed frames, with cambered heads, 3-light splayed bay to the ground floor (east side), with a dentilled cornice. Doorway has a moulded cornice on carved brackets, eared architrave, 7-panelled (3-top-glazed) door, above 3 stone steps, and wrought-iron plain side rails.



Listing NGR: SU7509205705

Historic Overview of the Listed Building

The proposal's site was originally part of a 2-acre copyhold plot called 'Knowles' held of the manor of Warblington.

The area of land occupied by Nos. 7 – 13 was inherited by John Hedger, a mariner, in 1770 from his father William Hedger. The 4 houses now occupying the area were built between 1768 and 1781.

During the 19th Century the house was occupied by the following residents:

- 1834 George Miller, GP and Surgeon (in 1851 there were also his wife, 6 children, a governess and 2 servants)
- 1861 Charles P. Lyne, Rector of West Thorney with 3 daughters
- 1871 Mary Davis, Ropemaker's wife
- 1881 Elizabeth Warne, independent means, with daughter and 2 grandchildren
- 1895 William Knight, veterinary surgeon



Photographs above of Queen Street Circa 1900, 7 Queen Street can be seen advertised as a veterinary surgery.





The adjacent photograph shows the dwelling in 1944 when it was in use as the town brothel.



The adjacent photograph shows a historic 2- storey extension to the rear of 7 Queen Street. This extension has since been demolished and a new single storey extension built in its place.

Planning History

UPRN: 100060426244

90/54973/000 - Remodelling existing dormer window in rear (south) roof slope. *Created during migration 1990*

96/54973/001 - Listed Building Application for the retention of 3 replacement casement windows on west elevation and 2 replacement sash windows to dormers on north elevation. *Permitted 1997*

01/54973/002 - Listed Building Application for replacement bay window with French doors to rear of property. *Permitted 2001*

05/54973/003 & 05/54973/004 - Single storey rear extension. Increase in size of existing single parking space. *Permitted 2005*

06/54973/005 - Listed Building Consent for minor alterations to party wall pursuant to permission 05/54973/004 to extend existing building. *Permitted 2006*

APP/21/01101 & APP/21/01100 – Listed building application for internal alterations; proposed rear fenestration alterations; lowering of existing basement floor level; installation of solar panels. *Permitted 2021*

APP/22/00987 & APP/22/00988 Listed building consent for single storey rear extension.

Design

Use

The use will remain as existing - as a C3 residential dwelling.

Amount and Scale

The proposed extension is small in scale and will appear subservient to the listed dwelling.

Existing Basement GIA: 33.2m²

Existing Ground Floor GIA: 87.2m²

Existing First Floor GIA: 55.5m²

Existing Second Floor GIA: 41.4m²

Existing Total GIA: 217.3m²

Proposed Basement GIA: 33.2m

Proposed Ground Floor GIA: 94.4

Proposed First Floor GIA: 55.5m²

Proposed Second Floor GIA: 41.4m²

Proposed Total GIA: 224.5m²

Proposed increase in GIA: 7.2m²

Layout

The proposed works will provide a ground floor w/c.

Ground Floor

A single storey lean to style extension is to be located to the rear of the existing utility room extension. The extension will provide access via an external door into the garden, and house a small w/c. The Extension will meet the existing outhouse. The outhouse's door will move from the side to the window position as illustrated on the plans attached.

All alterations will be done sensitively with regards to the Listed Building.

Appearance

The external appearance of the building will remain as existing as viewed from Queen Street and the wider Conservation Area. The proposed extension is located to the rear of the dwelling and does not encroach on the view of the historic listed building but connects and sits in line with a modern extension.

Materials:

Roof – Lead

Walls – Brick to match existing brick to utility

Landscape

As existing.

ANOB.

The proposals can only be seen from private land. They cannot be seen from Chichester Harbour AONB at all. They also do not increase the silhouette of the building as viewed, the area of the ground floor is increasing by only 7m.sq. which is a very small percentage.

Access

The access to and from the site will not be altered.

Impact on the Listed Building and Emsworth Conservation Area

The overall impact on the Emsworth Conservation Area is considered to be minimal as proposals are at the rear of the dwelling, as such the extension will not be visible from the wider Conservation Area. The style is in keeping with the historic dwelling.

There have been many internal alterations within the building previously and as such, a lot of the features are no longer original and have no historic significance.

The proposed extension connects to the modern utility room and as such, it will not result in any loss of historic fabric. The proposals are considered to have a positive impact on the Listed Building.

Policy Considerations

National Planning Policy Framework 2021

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS12 CS16 (Chichester Harbour Area of Outstanding Natural Beauty (AONB)) (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

AL1 AL2 (Presumption in Favour of Sustainable Development) (Urban Area Boundaries and Undeveloped Gaps between Settlements)

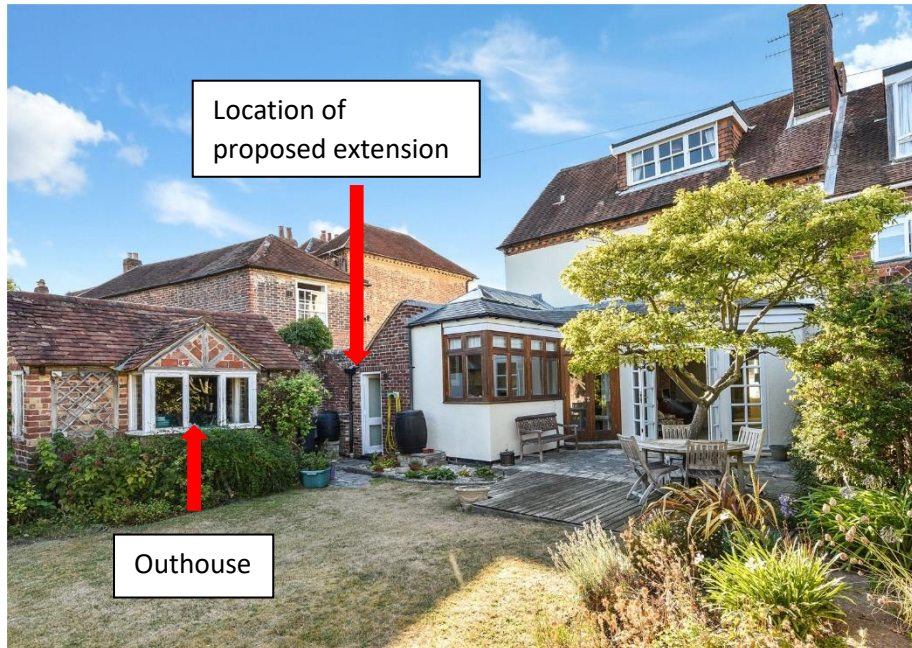
Emsworth Neighbourhood Plan 2019 - 2036

ENP_H1 (Design & Heritage) ENP_D1 (General Design Policy)

Listed Building Grade: Grade 2

Conservation Area: Emsworth

Photographs



(Photograph 1 – View of rear of dwelling from the back garden)



Existing brick to garden wall – proposed brick to match