

HERITAGE DESIGN & ACCESS STATEMENT

1 Dolphin Quay, Queen Street, Emsworth, Hants, PO10 7BU

Application to Havant Borough Council for planning permission to replace the existing flat asphalt roof to original house with a new zinc pitched roof and the addition of STO external insulation with brick slips to existing brick walls. Further works include relocation of the front door and reduction in height of redundant lift shaft along with enclosure of the existing carport with a sectional door to create a garage. The existing timber cladding is to be removed, the cavity insulated and the cladding refixed.

1 ASSESSMENT OF PHYSICAL CONTEXT & HISTORY



1 Dolphin Quay is a 3 storey flat roofed detached house build circa 1973. It is located just off the SE side of Queen Street and lies within the Emsworth Conservation Area. It is accessed from Queen Street by a short private drive which also accommodates parking for residents of Dolphin House, a neighbouring Grade II listed property. A footpath continues past the property along the grassy bank of Dolphin Cut before turning up towards King Street.

When originally built by Mr David Still, a previous owner of Dolphin Quay Boatyard, the house sat in a plot of 0.048 hectares, formed largely from the walled courtyard adjoining the footpath, and extending SW westwards away from Dolphin Cut to the garden of 21 Queen Street. The house was therefore designed to maximise views, with the living room being placed on the top floor and enjoying a large SW facing cantilevered balcony. Bedrooms are arranged on the less favourable NW side of the house, and the kitchen / dining placed directly under the living room on the SE side, thereby also enjoying views to the SE and SW. In 1980 permission was granted for part of the ground floor to be used as an office for the Dolphin Quay Boat Yard (Ref 15077/7), and then in 1982 for the construction of a hobbies garage between the house and the boundary with No 27 Queen Street.

In 1975, Mr Still was fortunate enough to buy additional land from Holmwood House, more than doubling the size of the plot to some 0.12 hectares. By 1983 the property had been sold and the new owners, Mr & Mrs Owen Jones were granted planning permission to build a conservatory to the SE elevation (Ref 15077/10), thereby allowing greater interaction between the house and the enlarged garden.

Planning permission 09/71910/001 was granted in 2009 to replace the conservatory with a new garden room to the south and to add a further floor to the single story workshop to the north. Both of these elements were subsequently built.

2 SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The property lies inside the Emsworth Conservation Area and has a number of listed buildings within the immediate vicinity, most prominent of which is Dolphin House (29 Queen Street), a large 3 storey early C19 residence seen on the RHS of the above photograph. Its list description SU7515805738 describes it as:

*GV II
House (office). Early C19. Stucco, with a slate roof. Symmetrical front (north) of 3 storeys, 3 windows. Hipped roof. Wide eaves on brackets, 1st floor band, stone cills. Sashes in reveals (2nd floor centre blank), 1st floor centre a ½-glazed folding door. Porch on oval plan with 4 columns, 6-panelled door. Prominent east elevation of 3 storeys, 1.1.1 windows. Central wide chimney with pediment, projecting centrepiece with 1st floor tall window within a recessed arch, 1st floor band, plinth. Sashes (3 blank panels), 1st floor centre has a delicate wrought-iron balcony rail with a diagonal pattern. Porch recently altered.*

On account of its massing and scale, Dolphin House dominates the foot of Queen Street, bookending the run of historic properties to the south side, and turning the corner with its east elevation into Dolphin Creek. The proposed new roof to 1 Dolphin Quay will have a negligible impact on the setting of Dolphin House.

Between 1 Dolphin Quay and Dolphin House are the modern garage and studio accommodation belonging to the listed No 27 Queen Street. The list description for this property makes no mention of these later additions and the proposed new roof to 1 Dolphin Quay will have no impact on the historic character of No 27.

3 DESIGN PRINCIPLES

The existing asphalt flat roof is over 50 years old and therefore well beyond its intended design life. More recently it has developed a number of leaks and is beyond repair. As originally built, it is devoid of any insulation, and is therefore thermally inefficient.

Considerations as to its replacement include the following:

- 3.1 To upgrade the insulation for this element to meet or exceed current Building Regulation requirements.
- 3.2 To allow and maximise the number of photovoltaic panels that might be installed on the roof.
- 3.3 To respect the relatively modern and modest aesthetic of the original building.
- 3.4 To use durable materials that will require minimal maintenance.

4 AMOUNT OF DEVELOPMENT

Photo Voltaic (PV) panels located in Emsworth facing SSE will produce maximum return if set at an angle of 35°. Creating 2 gabled roof forms sitting over the timber clad window walls provides the maximum area of PV panels without a large increase to either the roof height or volume; the new ridges are in fact lower than the top of the now redundant water tank structure. The PV arrays are sufficiently distanced that even at Winter Solstice the northern panels are not overshadowed by the southern array.

The lower pitched central section provides visual separation between the two duo pitch forms and crucially allows for safe access onto the roof for maintenance and cleaning of the PV panels.

5 LANDSCAPING

The proposals involve no change to existing landscaping. No trees are affected by the proposals.

6 APPEARANCE

The new pitched roof is to be in zinc with standing seam details. The zinc is to match the natural zinc finish to the curved roof over the adjacent studio. Gutters and downpipes are also in matching zinc.



Fig 1: Massing view from North



Fig 2: Massing view from South

The existing brick walls have a 75mm cavity with no insulation and have a U value of $1.41 \text{ W/m}^2\text{K}$. It is proposed to overclad these walls with a STO insulated brick slip system to match the existing brickwork. Over cladding the walls also allows an injected cavity insulation to be used, reducing the thermal transmittance through the walls to $0.19 \text{ W/m}^2\text{K}$, a seven fold improvement.

The applicant has previously used the STO insulated brick slip system on a large refurbishment project in London. It's appearance is indiscernible from the original brickwork and the installation, completed in 2018 is weathering very well.



3 Brick slips being applied over external insulation



2 Finished insulated walls

7 CONCLUSION

- the proposals have no adverse impact on either neighbouring properties or the character of the Conservation Area.
- The proposals will upgrade the thermal performance of the existing building to modern standards, and the introduction of Photo Voltaic panels will reduce the carbon footprint of the property.

8 DRAWINGS

Drawing Ref	Rev	Description	Scale	Size
2304/0000	P1	Site layout (1:1250) & block plan (1:500)	-	A3
2304/0100	P1	Ground & first floor plans - existing	1:100	A3
2304/0102	P1	Second floor and roof plans - existing	1:100	A3
2304/0200	P1	Elevations - existing	1:100	A3
2304/1000	P1	Ground & first floor plans - proposed	1:100	A3
2304/1002	P1	Second floor and roof plans - proposed	1:100	A3
2304/2000	P1	Elevations - proposed	1:100	A3