

25 Queen Street, Emsworth



Design & Access Statement
Heritage Statement

25 Queen Street, Historic England



1930 OS Map

Official list entry

Heritage Category: Listed Building

List Entry Number: 1092139

Statutory Address:

Grade: II

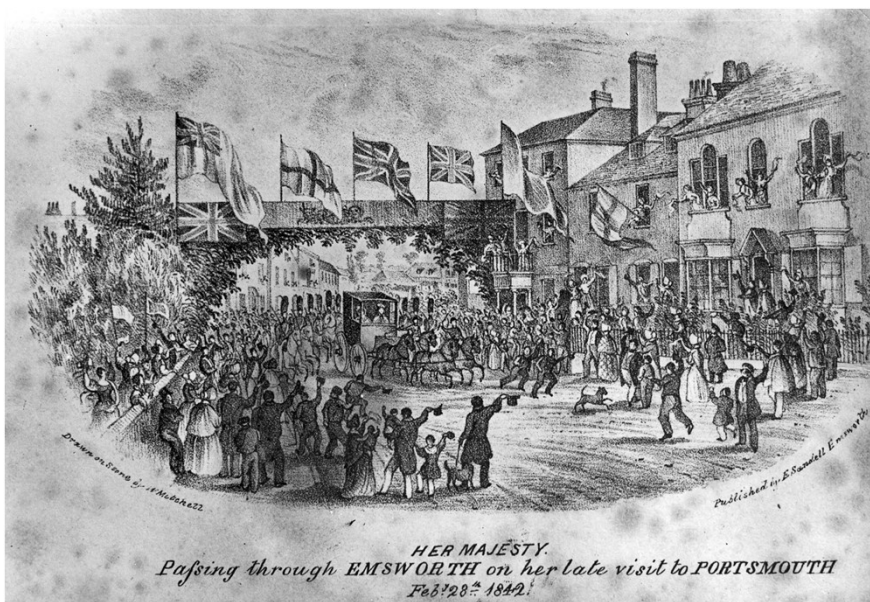
06-Feb-1984

25, QUEEN STREET

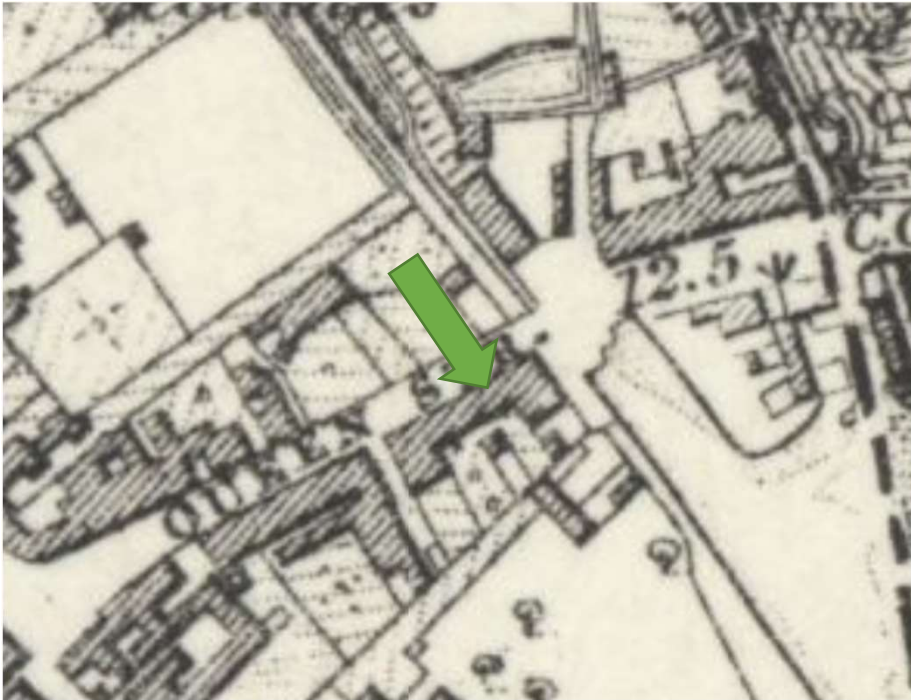
Houses. Late C18.

Brick, with a tile roof. 2 storeys, attic and basement, 2 windows. 2 C20 flat-roofed dormers with casements. Red brick walls in Flemish bond with blue heads, brick dentil eaves, rubbed cambered arches to the ground floor. Sashes in exposed frames. Modern doorways.

Listing NGR: SU7515305736



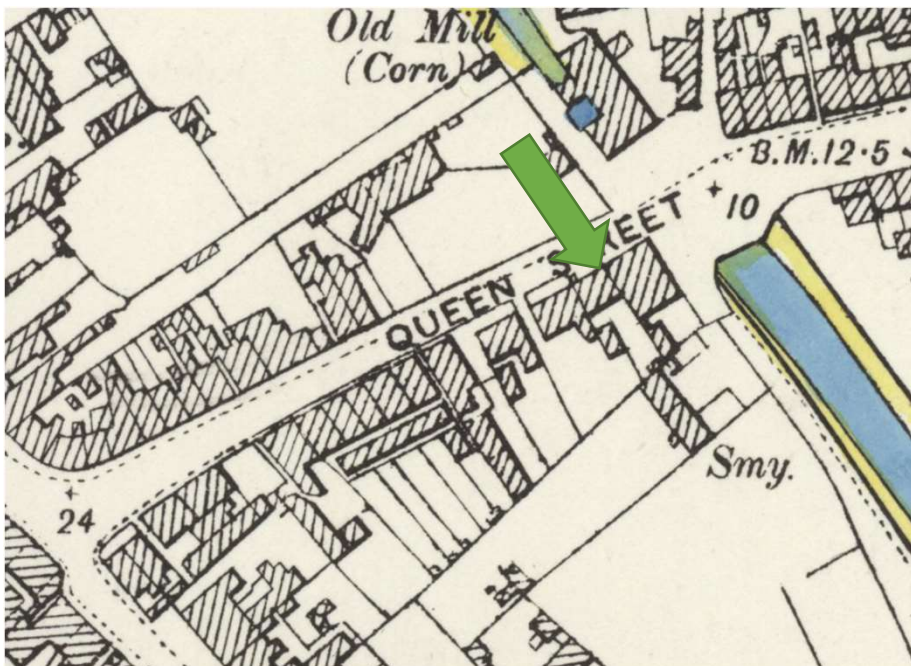
25 Queen Street, Historic Maps



Map Analysis

1859, there is a indication of the building being a terrace house.

1859 Map



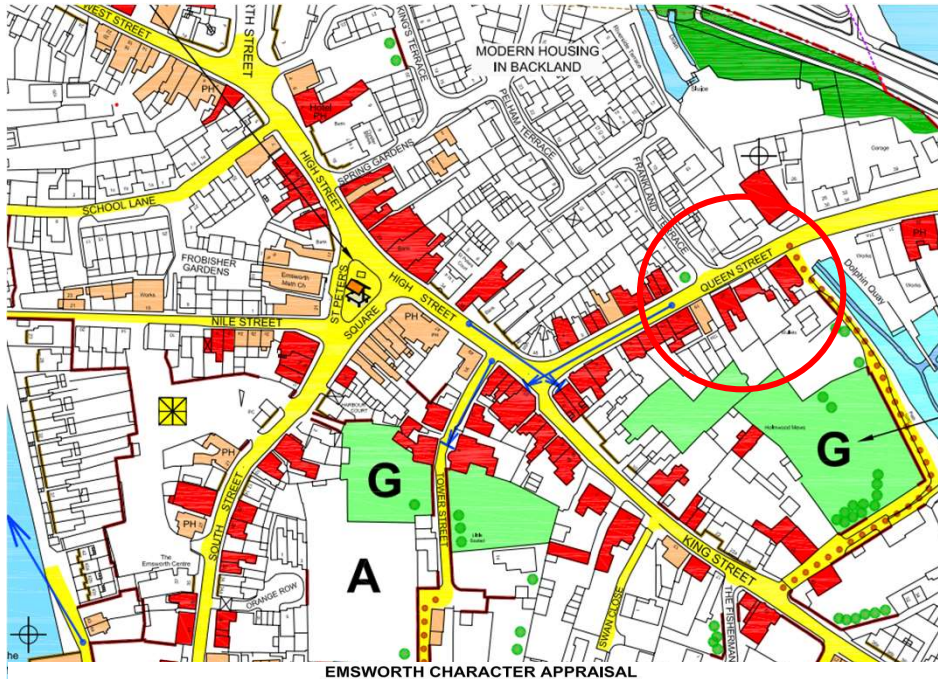
1898, the map shows the separation between 27 and 23 Queen street Gardens.

1898 Map

25 Queen Street, Emsworth Conservation Area

25 Queen Street is a Grade II Listed terrace dwelling located on Queen Street in Emsworth. The property sits within the Emsworth 'Conservation Area and the Chichester Harbour AONB'

Emsworth Conservation Area



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

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

There are 3 application online for the property:

95/52635/002 - 1995 - Retrospective application for replacement of rear dormer window with Georgian doors, and erection of balcony.

97/52635/003 - 1997 - Replacement dormer window to south elevation

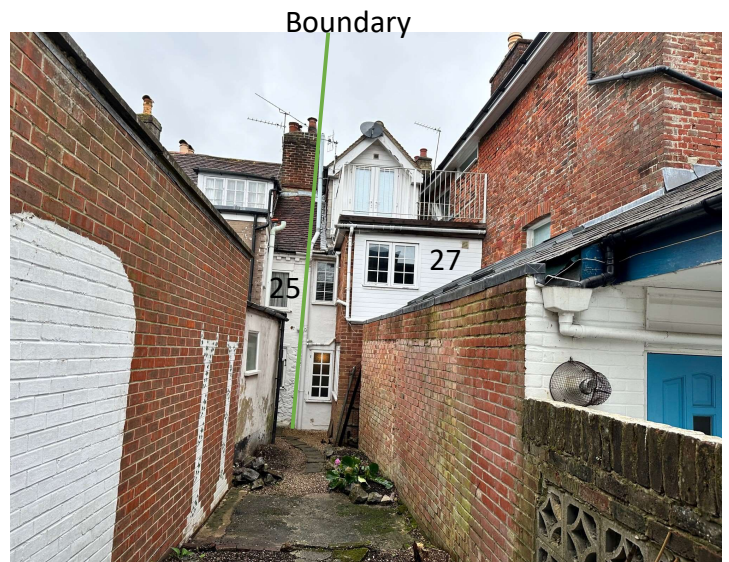
00/52635/004 - 2000- External alterations to existing first floor flat roofed element to rear, including addition of tile hanging to west and part south elevations, and replacement of existing flat roof.

23/00302 2023 - erection of a screen to bins in front of property; refurbish existing railings; refurbishment of windows & change dormer to a lead type construction to tie in with adjacent property

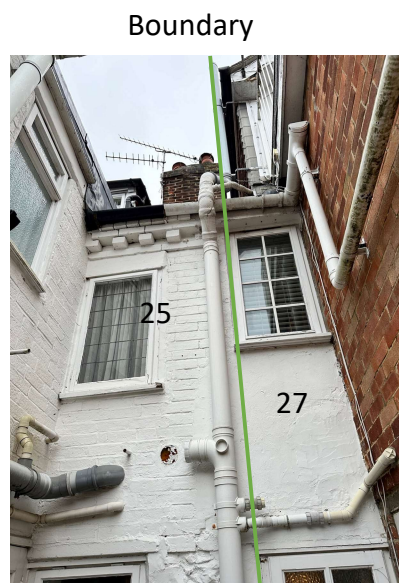
25 Queen Street, Photographs



View from bathroom of 25 garden is of 23 Queen street



Garden view, facing house



Garden view, facing house

25 Queen Street

Introduction

Whilst undertaking the works from Applications APP/23/00301 & APP/23/00302 it has become apparent that the roof of 25 Queen Street was seriously structural defective and in the process of collapsing under its own mass. This was due to the rotting of timbers and poor construction carried out when the dormers were modified in the previously and all the mass of the dormer areas of the roof was coming down onto one common rafter. It is normal/ historic detailing to double or triple these timber up to provide the additional support.

Given we must prove the roof to modern standards, we cannot simply place additional timbers alongside the existing without them being ridiculously deep and impinging on the internal space and changing the character of the original roof voids. Therefore, following consultation with the project engineer, if we position two steel box sections running in the existing roof void it will support the roof. These steels will bear onto the existing masonry walls and have a flat plate steel in the attic floor void that will be in tension and stop the roof spreading or placing any lateral loads onto the walls. We believe that this is the best solution for the continued preservation of the building. It will be totally removable for future generations and will retain all the existing timbers in place still performing their original role.

The existing roof will be treated for rot and insect infestations and where necessary additional joists of the same [Pine] species will be positioned alongside. No existing timbers will be removed.

The ceilings were replaced in C20th century with plasterboard so we propose replacing with same. We will endeavour to get circa 50mm of insulation in the roof void allowing a 50mm ventilation gap beneath the tiles in line with best practice.

Site Survey

A survey of the property to obtain accurate drawings has been undertaken by J Brotherton Surveys.

Surrounding Context

25 Queen Street is located near the centre of Emsworth. The properties that line Queen Street are also largely Historic. To the east is Dolphin Quay which has some good late 20th Housing as well as a new 21st properties.



Scale

Unchanged

Impact of Heritage Assets

There will be no impact to the heritage asset.

25 Queen Street Engineer

EMAIL FROM ENGINEER AGREEING THE ROOF NEEDS WORK

From: David Shields <DIS@DSPStructuralEngineers.com>
Sent: Monday, November 6, 2023 8:43 AM
To: Martin Helyer <mh@hdarchitects.co.uk>
Cc: melandgraeme@hotmail.co.uk
Subject: RE: 25 Queen Street, Emsworth - Roof Structure

Hi Martin

Further to our meeting on site on Friday 3rd November , I would comment as follows on the roof structure.

The original roof structure would appear to have been modified at some point in the past to install dormer windows.

This has cut several rafters in the centre of the roof and has resulted in the load from the dormers and the central part of the roof being carried by the two rafters either side of the dormer windows.

As a result these rafters have deflected excessively.

Inspection on Friday also showed that the rafters either side of the dormers were suffering from deterioration due to water ingress.

Failure of these rafters would result in a potential collapse of the central part of the roof structure.

As we discussed on site, urgent remedial works are therefore required to strengthen the structure to prevent further deflection and a potential collapse.

I have attached photos showing the structure.

Best Regards
David Shields B.Sc.,M.Sc.,C.Eng.,M.I.C.E.,M.I.Struct.E.
DSP Structural Engineers
Email dis@dspstructuralengineers.com
www.dspstructuralengineers.com



25 Queen Street Photos



The dormer window as previously modified has a thin section of timber at the head and either side it sits on single common rafters. This has caused the roof to sag and has overstressed the timbers. Furthermore, they have rotten at joints, and it would only be a matter of a few years before the roof collapsed under its own mass.

In other places bit of timber were no longer connected. This can of course be fixed.

25 Queen Street Photos



Additional photos showing lack of doubled rafters for existing timbers.



25 Queen Street Photos



This photo shows how slender the head beam is to the existing dormer [which was a modern one] The rafters coming down on this had caused it to sag.



Joints to the wall below the rafter has rotten and the timbers were only supported by the battens.

25 Queen Street Photos



Photographs of various rotten or failed junctions / connections.



25 Queen Street Photos



As predicted the existing ceiling linings were replaced when the modern dormer were built – presumably in the 20th Century. We plan to replace with the same plasterboard.

25 Queen Street Photos



Battens were rotten and have been removed.
Tiles have been saved for reuse.

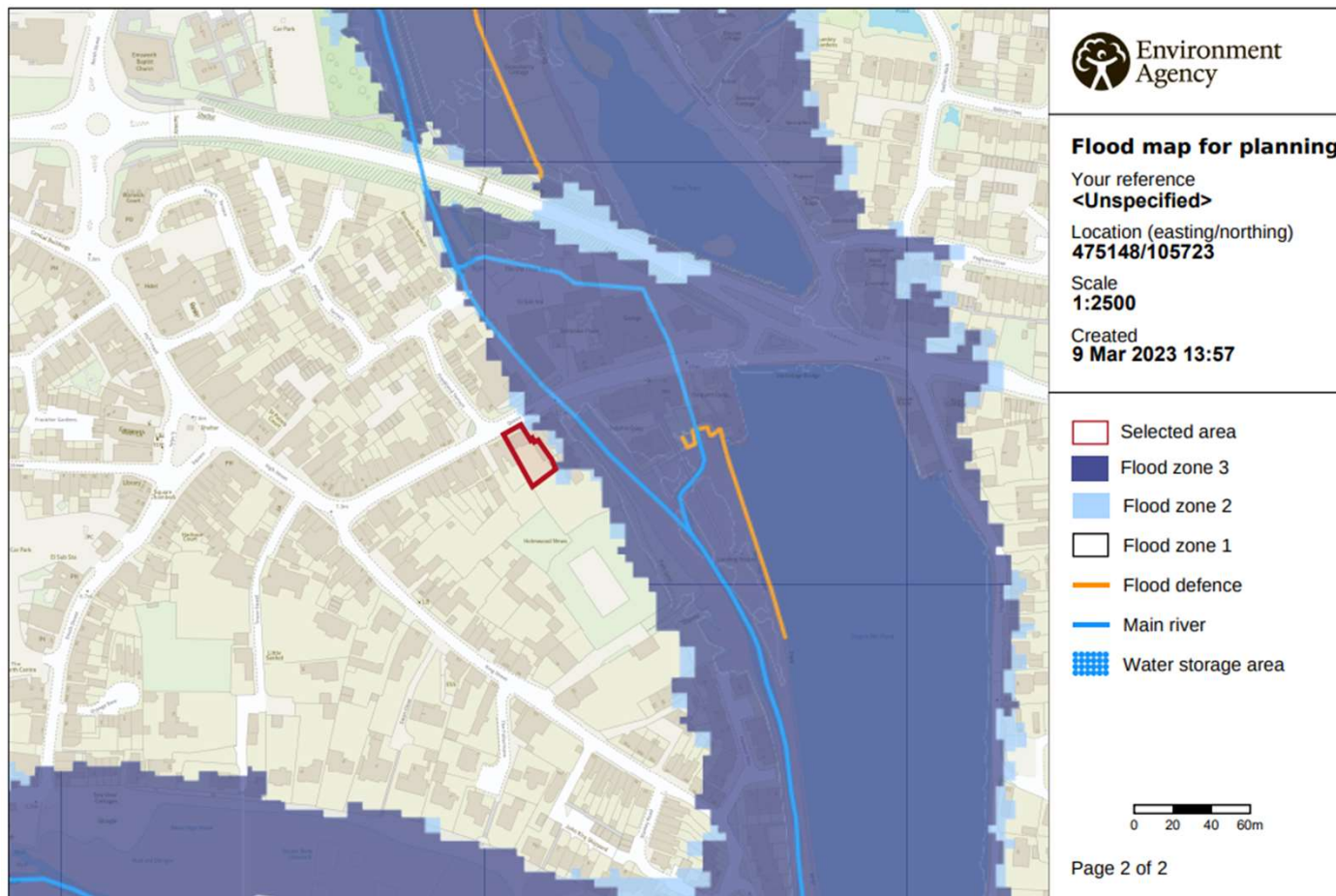


25 Queen Street

FLOOD RISK STATEMENT

The following statement has been prepared using information from:
<https://flood-map-for-planning.service.gov.uk/>
<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>

1.0 Flood Zones



25 Queen Street is located within Flood Zone 2, an area with a medium probability of flooding.

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. Figure 1 shows the extent of flood risk and is to read in conjunction with the table below.

FLOOD ZONE	DEFINITION
Zone 1 (Low Probability)	Land having a less than 1 in 1000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map — all land outside Zones 2 and 3.)
Zone 2 (Medium Probability)	Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 annual probability of sea flooding (Land shown in light blue on the Flood Map.)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

Table 1: Environmental Agency Flood Risk Assessment – Flood Zone Definitions

25 Queen Street

Flood Statement

2.0 Analysis and Mitigation of Flood Risk

It is considered that the proposal does not increase the risk of flooding and for the following reasons:

- No change is proposed to the existing levels of the dwelling..

3.0 Mitigation of Existing Flood Risk

The proposals have been designed to mitigate any existing flood risks by:

- All wall mounted electrical fittings throughout the ground floor will be raised to the highest practicable level recommended by Building Control and installed from above to avoid damage in the event of a flood.
- Durable hard floor finishes throughout the ground floor would not need replacing in the event of a flood.
- Any new drains will be fitted with one-way valves to ensure water cannot back up into the property.

To ensure there is no increased risk in safety to those using the building;

- all sleeping accommodation remains located at first floor level to ensure there is no increased flood risk to occupants at night when asleep.