

27 Queen Street, Emsworth



Design & Access Statement
Heritage Statement

27 Queen Street, Historic England



1930 OS Map

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 109213

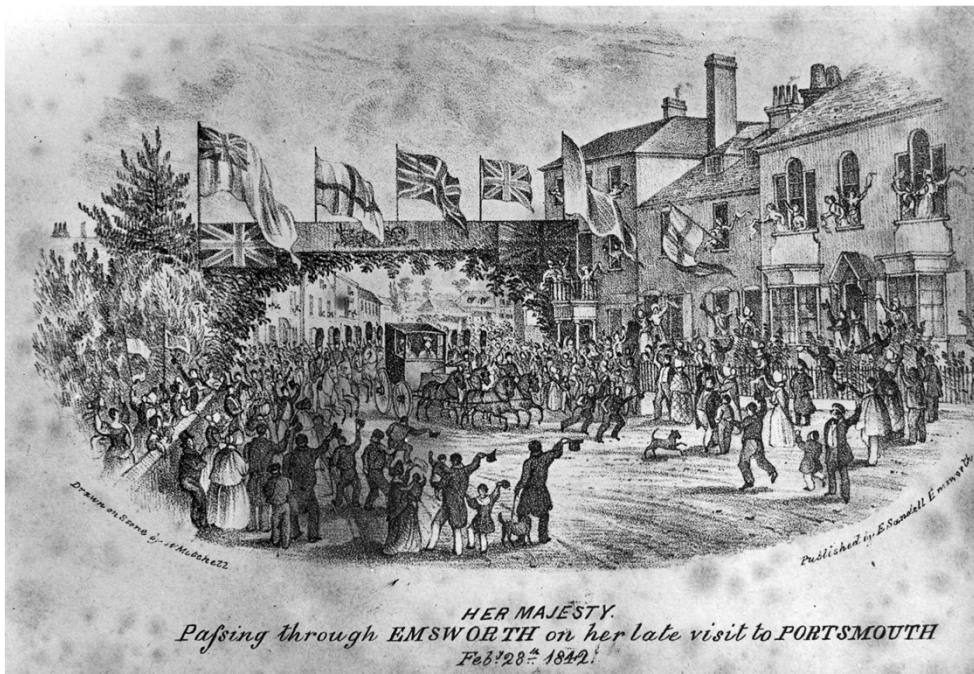
06-Feb-1984

Statutory Address: 27, QUEEN STREET

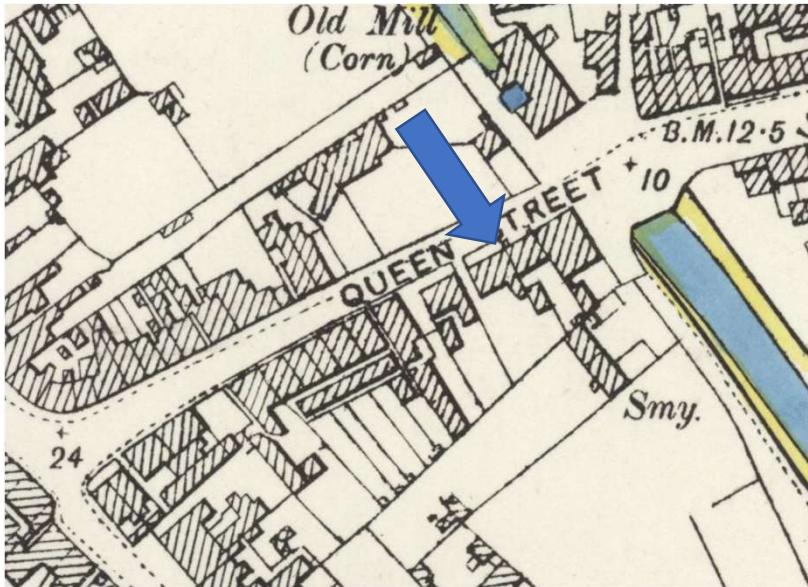
Houses. Late C18.

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



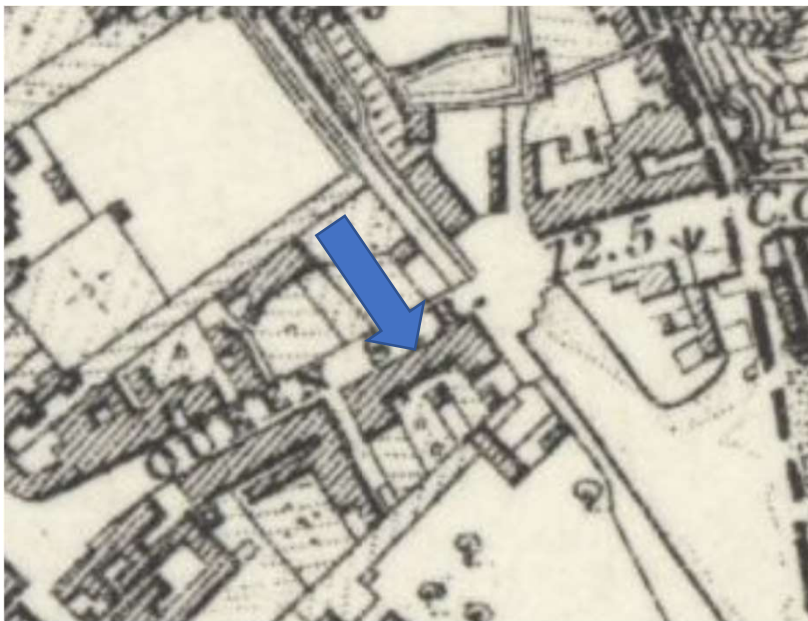
27 Queen Street, Historic Maps



Map analysis

1898 Map

1898, the map shows the separation between 29 and 25 Queen street Gardens.



1859 Map

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

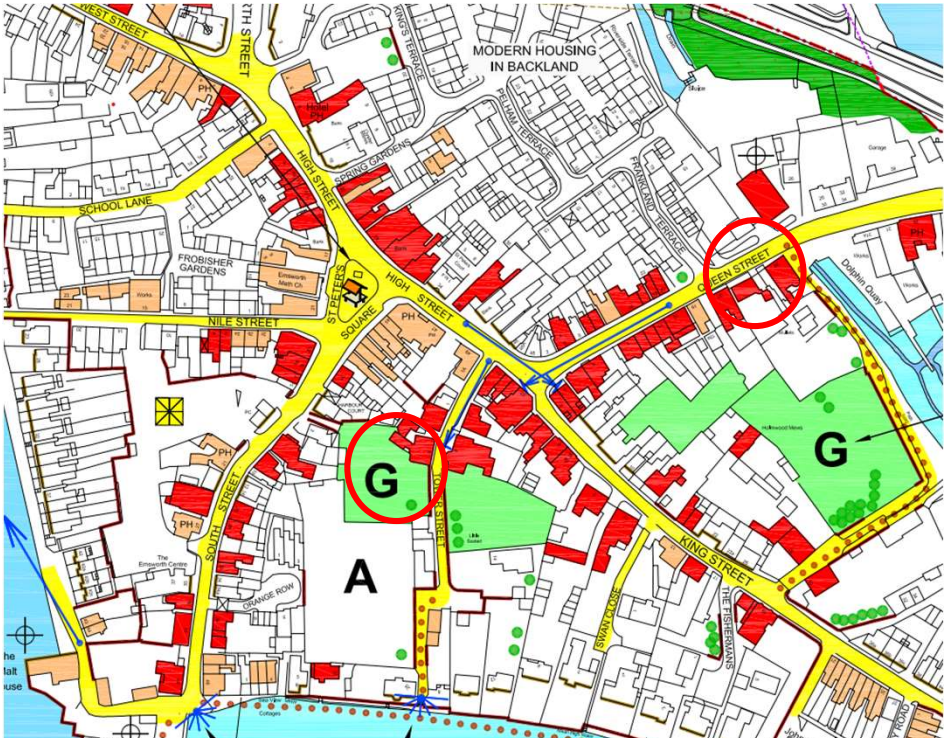
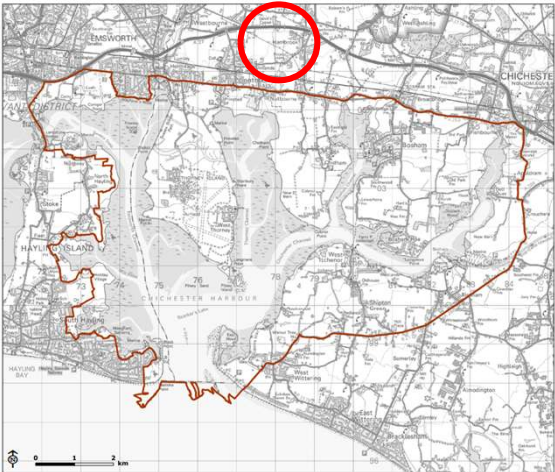
27 Queen Street, Emsworth Conservation Area

27 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’

The building also apereas in ‘Emsworth Conservation Area Character Appraisal’ in Section 3.8.1.

Emsworth Conservation Area

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



- There are 4 application online for the property:
- 94/53579/005 – 1994 - Reconstruction of former garage site, with new garage and study bedroom over.

05/53579/009 – 2005 - New front door and surround, steps and railings.

06/53579/011 – 2006 - Replacement pitched roof to existing flat roof, dormer window.

07/53579/015 – 2007 - Renewal of flat roof to rear extension.

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

27 Queen Street, Photographs



Garden, facing house – This is the overhang we wish to remove



Neighbouring Garden [25] , facing the side wall of 27.



Neighbouring Garden, facing the back.
27 is to left
Garden is of 25
23 is the right

27 Queen Street, Exterior Photographs



Side view of the garage.

27 Queen Street, Interior Photographs



Front room



First story rear bedroom



Kitchen



Living room



Second story bedroom



First story bedroom

27 Queen Street

Introduction

Site Survey

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

Surrounding Context

27 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.

On the other side of the street is the Old Flour Mill and Lillywhites Garage.

Impact of Heritage Assets

Looking at the Havant Borough Council it appears through the buildings history, there has been various changes to the roof, windows and had structural works. These are mainly to create a larger area and to internally modernise the house.

Scale

All the main work to be done is all internal, the works to the rear will improve the external space and quality of life in the kitchen of the dwelling.

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05/53579/009 – 2005 - New front door and surround, steps and railings.

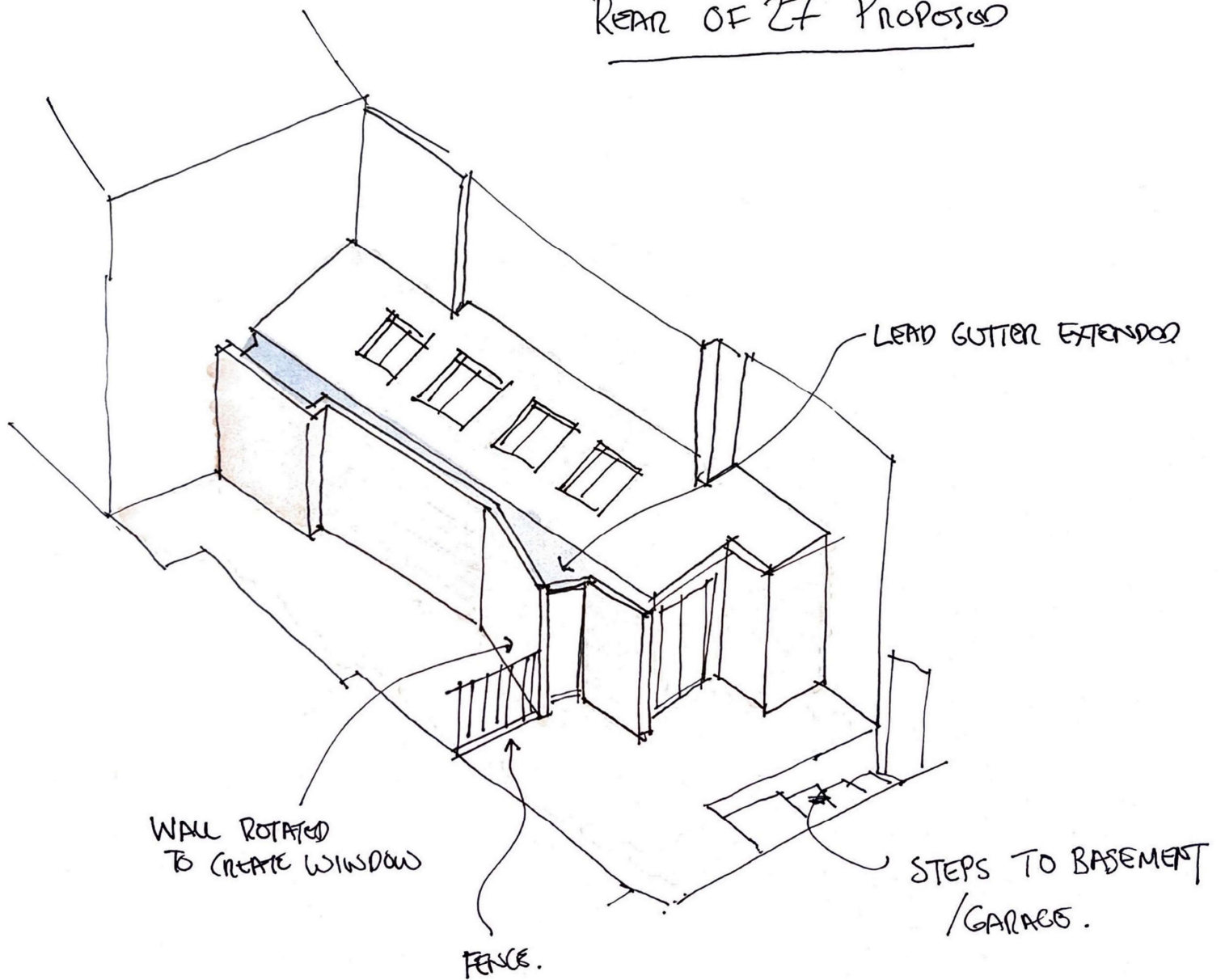
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27 Queen Street
Rear Rotated Wall

REAR OF 27 PROPOSED



27 Queen Street



New courtyard to rear of 27 – previously this property had no useable space, by moving the boundary wall 27 gets a better space & 25's space is still large enough to provide some amenity.

The overhang section of roof by the back door of 27 has also been removed to improve the light in the courtyard. There are also double doors to the rear courtyard, made possible by positioning the boiler and hot water tank in the garage.

The cranked section of wall to 27 also affords a long distance view in the kitchen / dining area of 27 – which currently only has skylights for windows.

27 Queen Street



Perspective views of the three properties. Number 23 is shown with the current application proposals APP/23/00174



Perspective views showing the improvement to the kitchen / dining area of 27 – the wall between the stair and kitchen has been removed and the boiler moved to the garage. The vertical window seen in the cranked wall offers a distance view to the garden.