

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

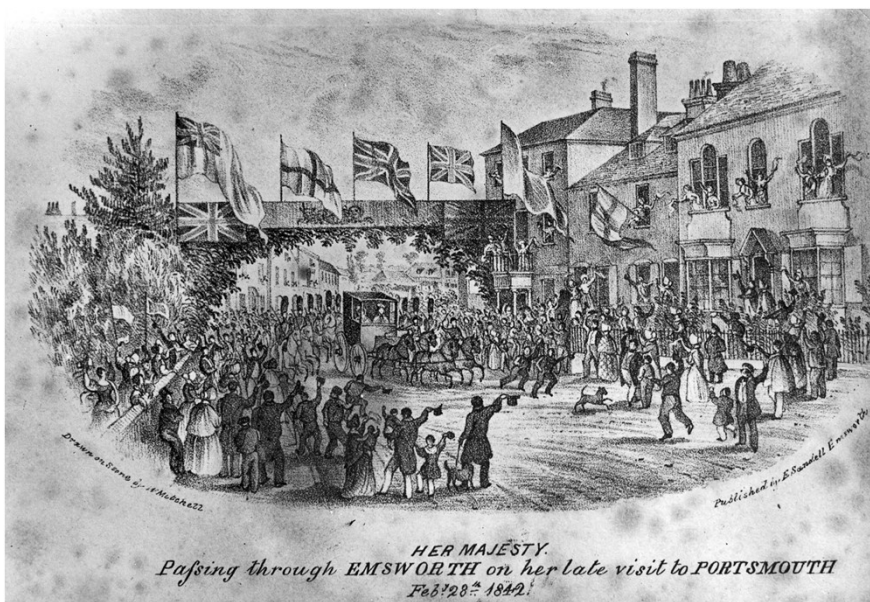
06-Feb-1984

25, QUEEN STREET

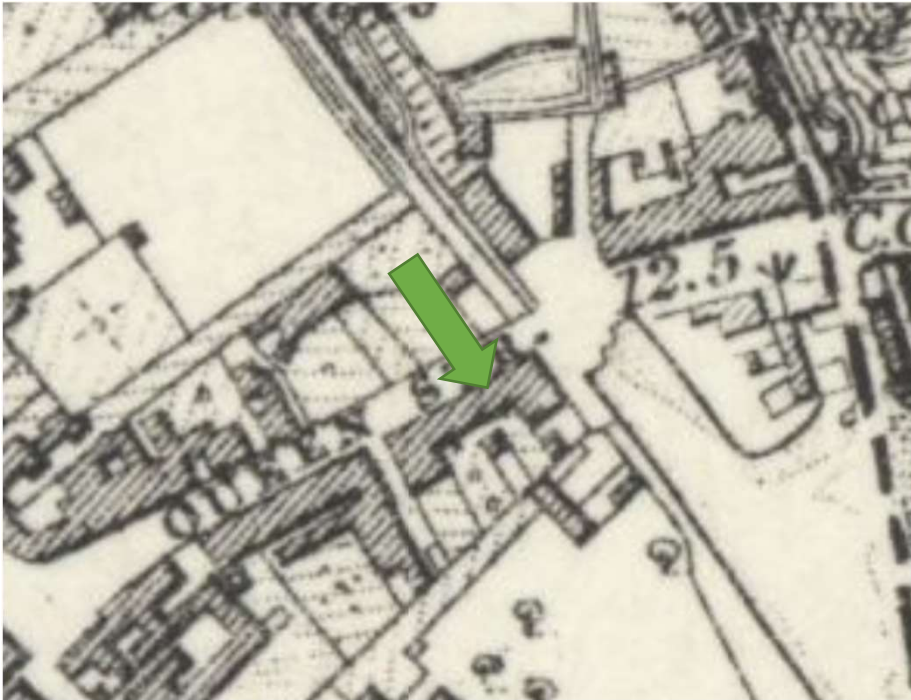
Houses. Late C18.

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



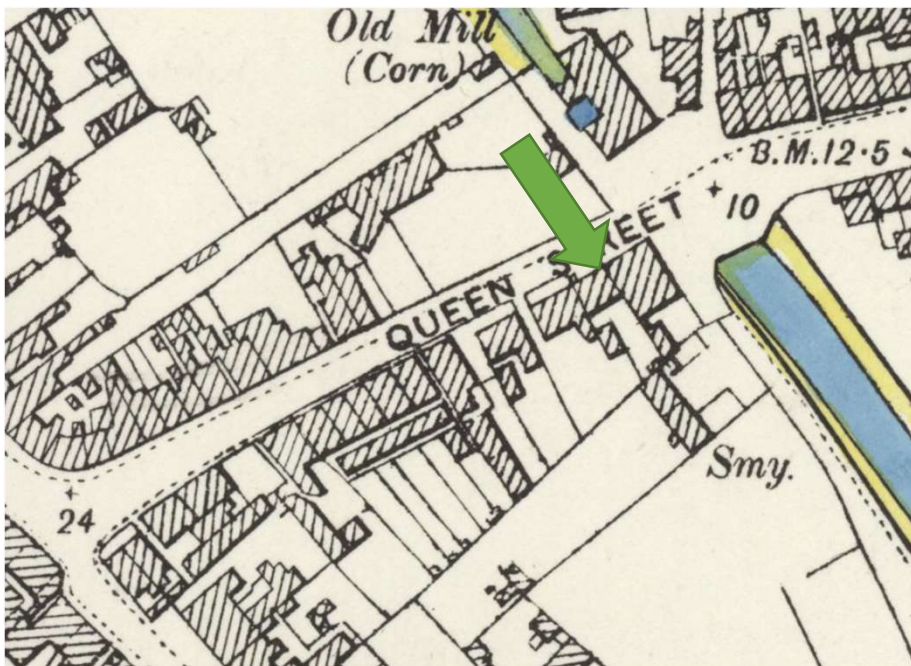
25 Queen Street, Historic Maps



Map Analysis

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

1859 Map



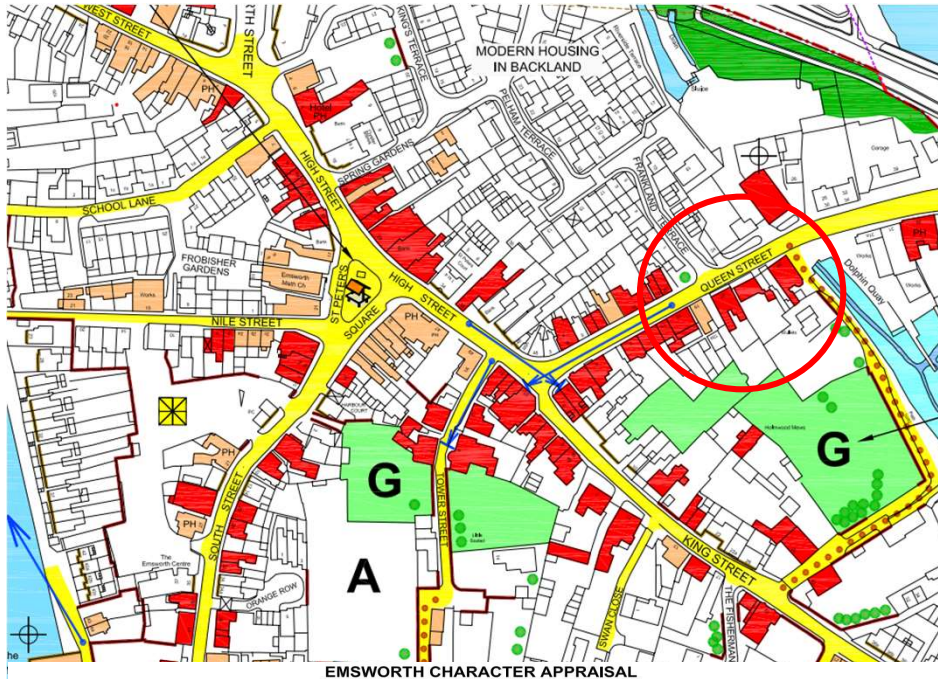
1898, the map shows the separation between 27 and 23 Queen street Gardens.

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.

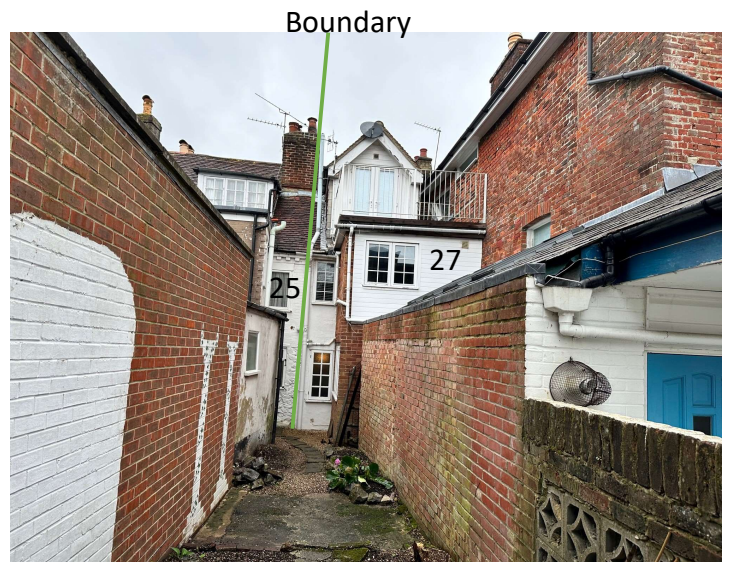
97/52635/003 – 1997 - Replacement dormer window to south elevation

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.

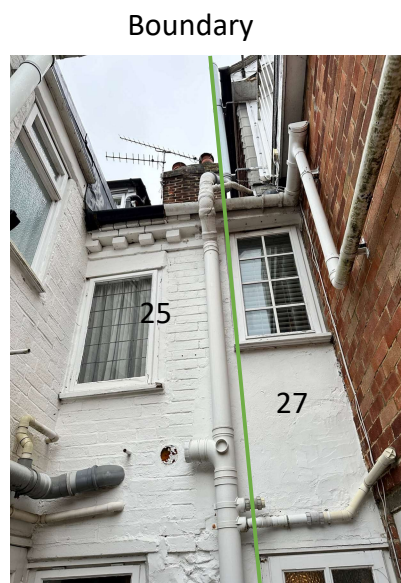
25 Queen Street, Photographs



View from bathroom of 25 garden is of 23 Queen street



Garden view, facing house



Garden view, facing house

25 Queen Street, Interior Photographs

Fireplaces remove plaster
expose back.

Remove banister add floor
hatch.



Ground floor, living room.



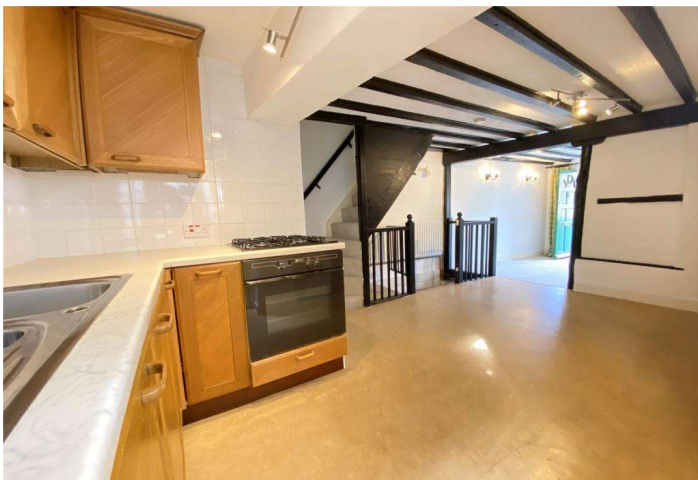
Second floor, bedroom.



First floor, bedroom



Second floor, bedroom



Ground floor, Kitchen



Ground floor, rear kitchen

25 Queen Street

Introduction

The clients wish to renovate the building whilst maintaining the historic value, this is to be done by replacing parts the 20th century interior, windows and doors to bring it up to date with modern regulations. The building will also have alterations to rear of the house by lowering it to meet the level of the rest the house and the decaying garden wall would be removed and rebuilt. The front brickwork would receive repointing.

Following design discussions and reviewing options the works proposed are illustrated in the attached documents

23001 – 25-002 [A1 Drawing]

23001 – 25 Photo Report.

23001 – 25 Excel list

The references on drawing 002 in the magenta square boxes refer to the same index on the report & excel list.

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

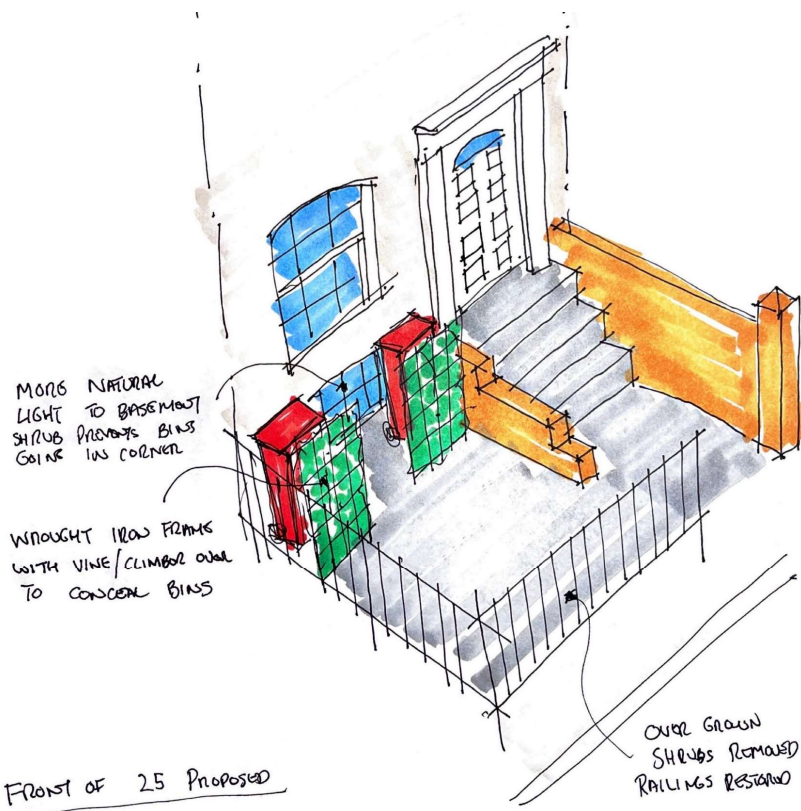
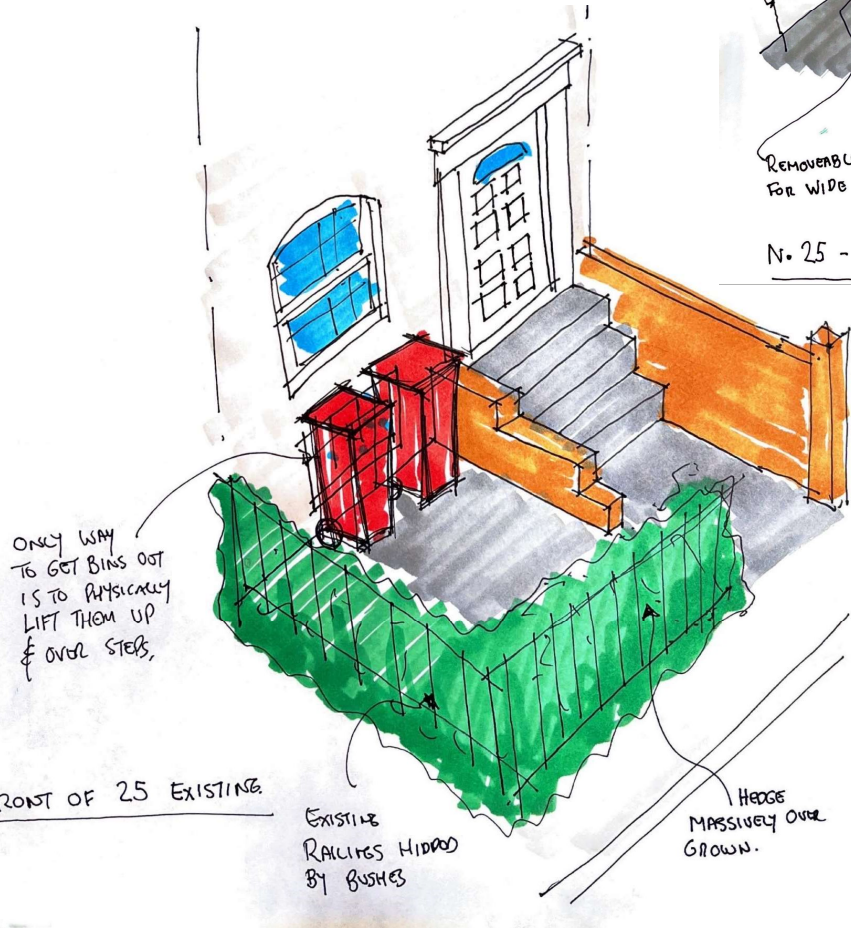
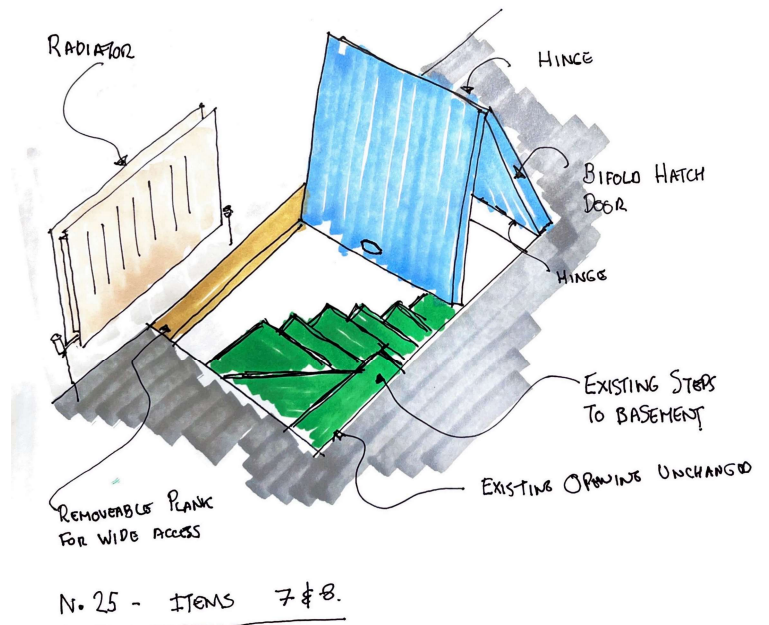
Unchanged

Impact of Heritage Assets

Looking at the Havant Borough Council it appears through the buildings history there have been various changes to the roof, windows and had structural works. These are mainly to maintain the building.



25 Queen Street Concepts



25 Queen Street Concepts



25 Queen Street Concepts



New Patio area to 25. Plants added to walls of 27 extension to soften area.

Rear Fence doors to open towards 27 so that 25 can maximise the use of the available space.

Gate to be dressed as a fence 'secret gate' to avoid feeling that there is access beyond.



Whilst area is small it is an urban area in the centre of Emsworth with plenty of other amenity space and walks. Furthermore, it is not a 'family' house.