

Heritage Statement
in support of works to:

17 Queen Street
Emsworth
PO10 7BJ



Street elevation

17 Queen Street, Emsworth, PO10 7BJ

APPLICATION TO HAVANT BOROUGH COUNCIL FOR LISTED BUILDING CONSENT.

This report describes the application site and surroundings, and proposals for changes to the rear outbuilding of the above property.

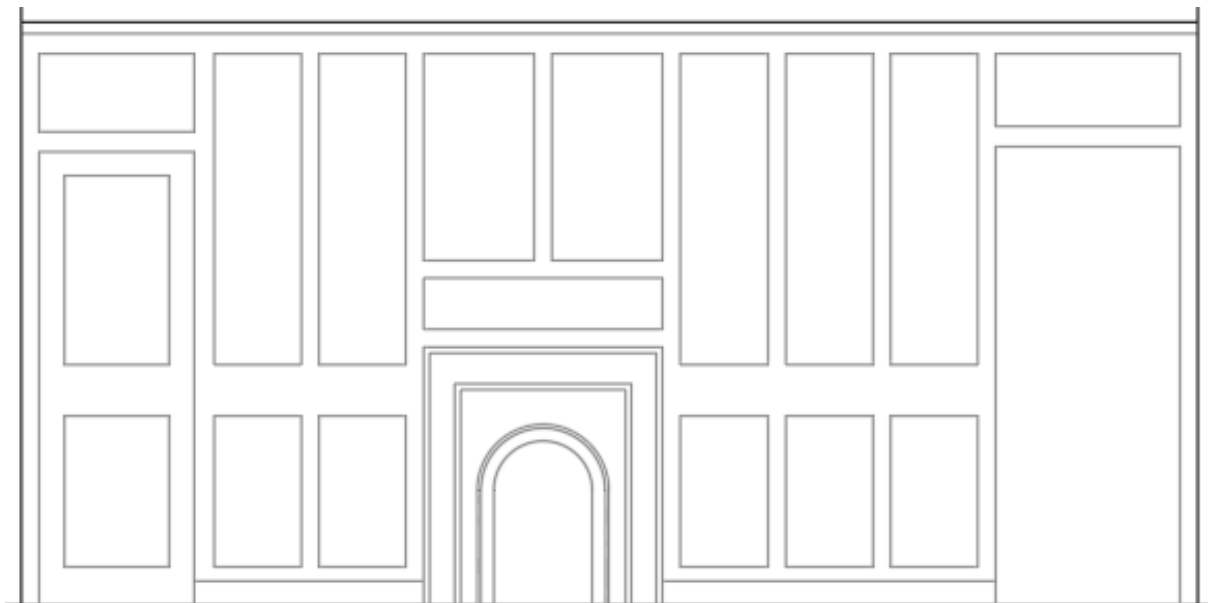
1 THE SITE

- 1.1 17 Queen Street is a 3-storey, terraced house situated midway along Queen Street in the Emsworth Conservation Area.
- 1.2 It is thought that the property dates from around 1750. The house is listed Grade II and lies within the Emsworth Conservation Area. The list description for Nos 15 & 17 is as follows:

“2 houses. Mid C18. Brick, with a tile roof. 2 storeys, attic and basement, 2.2 windows. 2 flat-roofed late C20 dormers with sashes. Blue header brickwork with red flush dressings, brick dentil eaves, projecting 1st floor band, rubbed cambered arches to the ground floor, quoins, Flemish bond with blue heads below ground floor cill level. Sashes in exposed frames. Doorcase to No 15 with pediment, frieze, thin reeded pilasters, 7 flush panelled (3 top glazed) door on 3 stone steps. Side entrance within passage to No. 17, with reeded architrave, 6 panelled (2 top glazed) door on 2 stone steps.”

RCHME Ref. SU7505 16/05/1952

- 1.3 Internally No. 17 exhibits many original features such as fireplaces, wooden panelling and cornice work. It has also been extended to the rear with a modern single storey kitchen extension that enjoys an open plan link with the existing rear rooms. The rear entrance is accessed by a gated, stone flagged communal path that also serves Nos 13 & 15 Queen Street. Immediately opposite the rear entrance is a small outbuilding was subject of a listed building consent in 2003 (03/64205/004).



Panelling to rear bedroom

2 PROPOSALS

2.1 The proposals are simply to make a number of minor improvements to improve the liveability of the building for the owners. These can be listed as follows:

- 2.1.1 Reconfigure the first floor WC adjacent to the master bedroom to provide an ensuite shower. The property has 3 bedrooms but only one bathroom, which is inconsistent with modern living. The proposed arrangement takes great care not to impact on the fine internal timber panelled wall to the bedroom, and the angled entrance maintains views from the bedroom door to the window.
- 2.2.2 Reconfigure the ground floor bathroom to include a new rooflight. This will provide height, light and ventilation to an otherwise low and dark room.



Area of flat roof to receive a further roof light to match existing

- 2.2.3 Reroof the “modern rear extension, as the plain clay tiles are showing signs of failure. Take the opportunity to install a flush Photo Voltaic panel to the south facing roof pitch. The flat roof over the bathroom to receive an extensive sedum roof.



Rooflight to rear roof



South elevation



Roof integrated photo voltaic panels



Extensive sedum roof

2.2.4 Remove the existing and very old boiler in the basement and replace with a modern combi boiler in the store next to the kitchen.

2.2.5 Plumbing and rewiring consequent to the proposed layout.



3 IMPACT OF THE PROPOSALS ON THE LISTED BUILDING & CONSERVATION AREA

3.1 There is no impact on views from Queen Street, all the work being to the rear of the property. From adjoining gardens and neighbouring viewpoints to the rear, the PV panel and sedum roof may be partially visible, however due to their small size and discrete location they are unlikely to be noticeable.

3.2 In conclusion, the proposals fully respect the historic character of the property and have a neutral impact on the character of the Conservation Area.

Jim Garland RIBA

November 2020