

HERITAGE STATEMENT

Single storey rear extension, revised garden terrace and adjustment to south western and north western garden walls to 10 Queen Street, Emsworth. PO10 7YA

1 ASSESSMENT OF HERITAGE SIGNIFICANCE

The property lies within the Emsworth Conservation area along the top northern side of Queen Street, and is a Grade II listed building - List entry Number: 1092140, first listed 6th Feb 1984.

The property is estimated to have been built late C18.

Listing details:

'House. Late C18. Stucco, with a tile roof. 3 storeys, 1 window. Parapet, plain features, plinth. Wood architraves to sash windows. Doorcase with open pediment, broken cornice above frieze and pilasters, arched opening with radiating fanlight, 6 panelled door on stone steps.'

2 ASSESMENT OF IMPACT

There is no change to the principle elevation facing Queen Street which is described under the listing details.

Removal of existing single storey extension:

The existing single storey rear extension which is to be replaced is not original to the existing dwelling and is understood to have been added approx. 1979. The extension includes UPVC doors and windows and a felt flat roof and is of no special architectural or historic interest.

Proposed single storey extension:

The new rear extension is single storey and extends into the rear terrace area to an equal distance as the neighbouring recent extension of No. 12 Queen Street, along the south eastern boundary.

The proposed flat roof is kept at a minimum height allowing for the new ceiling to be at an equal height to the main ground floor of the existing structure and similar style to the existing structure and equal to the neighbouring property of No.12.

The extension boundary wall with No. 8 Queen Street (south western elevation) is raised to an equal height of the opposite lower level boundary wall with No.12 (north eastern elevation) up to the depth of the extension, allowing for an equal parapet detail to match that of No. 12. This increase in height to the south western wall at this location is approx. 225mm and 950mm, kept at a minimum to reduce any height encroachment of this wall and impact to the neighbouring property of No.8.

No new openings are to be inserted or existing opening altered within the internal existing historic structure of the original dwelling linking with the new extension.

Matching facing brickwork is proposed for new masonry walls to match existing, being in keeping with the existing dwelling. The new aluminium doors and rooflight are to be modern aluminium and double glazed, which although not in keeping with the original historic single glazed timber framed windows of the existing dwelling replaces the existing inappropriate UPVC white double glazed doors and windows of the existing extension. This addition improves on the current UPVC and prevents mimicking of traditional materials allowing the extension to be read as a new addition of current times, rather than a later additional pastiche to the original dwelling.

The size of the proposed openings with proportional large expanse of glazing also suggests a use of a modern material, making the modern aluminium frames an appropriate material for this use.

Proposed revisions to the terrace and boundary garden walls:

The existing terrace does not currently enjoy suitable privacy from either of the neighbours of No. 8 and No.12, especially with No.8, whereby the existing wall is only approx. 1.3m high at the upper terrace level.

The proposal to increase the height of the south western boundary wall by approx. 350mm along with part of the existing lower north western wall, and in turn lowering the upper terrace level provides a height to all boundary walls of approx. 1.8m. This achieves suitable screening and improving privacy to both neighbouring properties.

The proposed height of the revised boundary walls will therefore allow for all boundary wall heights to become equal at 1.8m height from the upper terrace level. There is no change to the north eastern boundary wall to achieve the increased privacy height along this boundary.

Materials used for increasing heights to the walls are to match existing.

3 MITIGATION STRATEGY

There are no revisions or proposals to the street frontage, ensuring preservation to the special architectural and historic interest of the building.

No additional internal openings are created allowing the new extension to have minimal impact and effect to the main existing structure.

The rear extension benefits the building by improving the ground floor living space accommodation both in additional accommodation and for being more suitable by allowing for equal floor levels, and also ensures no disturbance to the original historic building.

Materials are to match the existing and where replacing the existing single storey rear structure, the roof, door and window materials improve on the existing.

The increased boundary wall height to the south western and to part of the north western elevations allow for all of the boundary walls within the courtyard terrace to be at equal levels and with the reduced terrace level provides improved privacy for the dwelling and neighbouring properties, with minimal disturbance to structures.

In conclusion the proposals retain enhance and improve the character of the existing dwelling.