

HERITAGE STATEMENT

for the proposed

REPLACEMENT OF FENESTRATION, DORMER WINDOW, ROOF TILES AND RE-POINTING OF CHIMNEY

to

12 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 2 listed building - List entry Number: 1303435, first listed 6th Feb 1984.

The exact date of the property is unknown but is estimated to be approx. circa 1850's.

Listing details:

'House above shop. Mid C19 front to older house. Brick walls, hipped tile roof. 3 storeys and attic, 1 above 2 windows. Flemish bond, brick dentil eaves, stone lintels. Sashes, Shopfront with cornice on brackets, arched lights to 1/2-glazed door.'



Fig 1 : View of street frontage of 12 Queen Street

2 ASSESMENT OF IMPACT

Doors and windows – Only windows in need of replacement and which are non-original are to be replaced with new. Any original style windows in a condition suitable for repair are to be retained and locally repaired with replacement to any rotten timber. The proposed new windows are an improvement on the existing as these will include original profiles and detailing with single glazing, restoring the original character of the building. Secondary glazing may be applied to the window once installed to assist with thermal and sound insulation which will not affect the historic content of the new or existing windows.

Dormer window - The existing dormer rooflight is in poor condition and is in need of repair with replacement leadwork required. Repairing and replacing the leadwork in its entirety will provide longevity to the structure and required as essential maintenance to the structure. Using leadwork throughout in traditional detailing will maintain the historic context of the building.

Roof – The existing roof is in a poor state of repair and the works are required as essential maintenance. Using matching materials and retaining original tiles where possible retains historic context and materials. The use of traditional and breathable materials retains the fabric integrity of the building with Natural Lamb's Wool insulation will have minimal impact to the building as it will not be visible and will retain the breathability of the building fabric and deemed suitable for use in historic buildings whilst improving thermal properties.

Chimney – re-pointing and flashing are to use existing original materials and an essential maintenance of the structure.

Rainwater goods – Retaining and repairing the existing cast iron gutters and rainwater pipes maintains the existing fabric and will have no impact. Painting in a black colour rather than orange/brown will not affect historic context and will be more in keeping with other properties within the street frontage.

3 MITIGATION STRATEGY

Any previously replaced windows, (non-original) are to be removed and replaced with new with detailing and profiles more in keeping with the original historic context and single glazed. This will improve the historic context of the existing building more akin to the original character.

The shop front façade, addressing the street frontage, is to be retained in its entirety preserving evidence of the historic use of the building.

The use of existing, original and breathable materials throughout will retain the fabric and historic context of the building.

The refurbishments will have no detrimental effect to the existing building but will retain, improve and enhance the character of the existing building.