

15 Queen Street, Emsworth, Hampshire, PO10 7BJ



Replacement of rear dormer windows with casement style windows

Design & Access Statement
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1.0 Introduction

1.1 Helyer Davies Architects have been appointed by a private client to design alterations and refurbishments to the residential mid-terrace house.

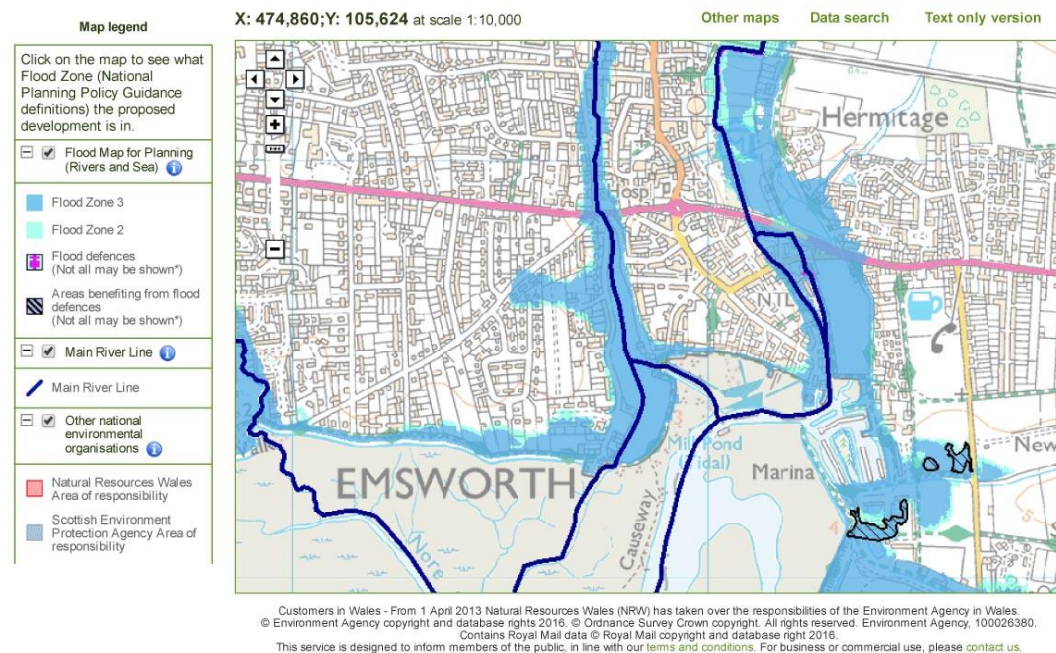
1.2 The works consist of:

1.3 Second Floor

1.3.1 The replacement of the existing sash window and new sash window in the rear dormer with casement style windows.

2.0 Site Location

2.1 The site is located in Emsworth, Hampshire, along Queen Street. This is a Conservation Area and the building is a Grade II Listed property as a part of a terrace of Listed Buildings along Queen Street.



As the above map displays the area is close to, but not within, a flood zone.

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2.2 Surrounding Context

- 2.2.1 The site is situated within the town of Emsworth in Hampshire. Emsworth is a small, coastal town situated in the south eastern corner of Havant Borough and retains a vibrant District Centre which is well served by both road and rail public transport. The A259 runs through the town and provides access to both the A3 and A27 further to the north.
- 2.2.2 The historic core of Emsworth town lies to the south of the A259. It has direct water frontage, forms the Conservation Area and attracts many visitors to the town.
- 2.2.3 The site lies within the District Centre of Emsworth, the Emsworth Conservation Area and the Chichester Harbour Area of Outstanding Natural Beauty.
- 2.2.4 The surrounding properties to the site are buildings of traditional style and typical of the local vernacular. They have various mixed uses from shops and restaurants to professional services. Materials are of a various palette ranging from brown/red bricks and cream/white render for walls. The roofs are generally brown, handmade tiles with bonnet hips or some with grey slate. Natural foliage and low brick walls are used to create fairly open boundary frontages. Dormers of traditional style are prominent to front and rear elevations.

3.0 **Use**

- 3.1 To remain as residential.
- 3.2 Havant Borough Core Strategy:
CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough
- Protects and where appropriate enhances the Borough's statutory and non statutory heritage designations by appropriately managing development in or adjacent to Conservation Areas, Listed Buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

CS16 High Quality Design
- Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings' lines, plot widths and depths, materials and proportions of windows and doors.

4.0 Amount

4.1 The habitable space will remain as existing.

5.0 Layout

5.1 Second Floor Rear Dormer Windows - Replacement of the existing and new window with casement style windows. The existing windows are sash windows and are in poor condition and are awkward to open. The proposed windows have been carefully designed to complement the listed building whilst allowing for easier use for the occupiers and allow the bedroom to be better ventilated.

The replacement windows will also compliment the neighbouring dormer windows on 17 Queen Street as they will be in a similar style.



View of the existing dormer window and neighbouring dormer windows (casement windows)



Internal view of existing windows

6.0 Scale

6.1 The scale will remain the same

7.0 Appearance

7.1 Proposed replacement window to have a white painted timber frame so as to match the material quality of the existing window. The replacement windows will be casement windows in a traditional design and mirror the neighbouring dormer windows at number 17. The windows will be single glazed.

8.0 Landscape

8.1 As existing.

9.0 Access

9.1 As existing.



10.0 Conclusion

- 10.1 The proposal does not alter the use of the building, affect the street frontage, or exterior of the house.
- 10.2 The AONB and Ramsar sites within the locality will not be adversely affected by our proposals as it is not a new development and not seen from a wider context.
- 10.3 The replacement of the windows will be of great benefit to the occupiers.
- 10.4 Precedents for this style of window exists in the neighbouring dwellings dormer windows which are already casement windows.
- 10.4 It is for the above reasons that we ask that Havant Borough Council review this application favourably.