



Design and Access Statement

Proposed Structural Alterations at

Flat A Dolphin House

Queen Street

Emsworth, Chichester,

For Mr. Paul Everest.

1.0 Introduction

- 1.1 This design and access statement has been compiled in respect of Listed Building Consent at;

Flat A, Dolphin House, Queen Street, Emsworth, PO10 7BJ
- 1.2 The application is made by Mr. Paul Everest, 5 Berkeley Gardens, Bruton, Somerset BA10 0BE
- 1.3 The Building was Listed on 21st July 1975

2.0 The Assessment

- 2.1 The site is situated on Queen Street, Emsworth. The town has a mixture of urban characteristics with many of the existing buildings of a domestic scale and reflecting the vernacular architecture and the use of local materials.
- 2.2 Flat A in Dolphin House forms part of an original building which was converted into flats in the past, each flat being separated from each other by predominantly 225mm brick walls with a cement render and gypsum plaster finish. The building is rendered externally on 3 elevations and has the benefit of an impressive pillared porch to the front.

3.0 Evaluation

- 3.1 The proposal for installing two borrowed lights in the existing 250mm thick brick wall which separates Flat A from the Common Hall was evaluated.
- 3.2 It was assessed that the floor and ceiling levels run through at the same heights. The hallway runs from front to back through the centre of the building.
- 3.3 The proposed openings could be spanned with pre-stressed concrete lintels to form the apertures.

- 3.4 Due to the requirements of the Building Regulations, Fire resisting glazing would be required between the Common Hall and Flat A.
- 3.5 Minimal disruption and removal of the masonry would be required to form the apertures.

4.0 Design

- 4.1 The design proposals for the Borrowed Light windows are very simple, which is reflected in the final appearance, it consists of fire rated 'Pyro@ glazing in a hardwood lining, with intumescent sealant around the glazing. Hard wood glazing beads around the perimeter of the lining which will hold the glazing in place.

5.0 Access

- 5.1 The access of the Common Hall will not be compromised once the building work is completed. Minor disruption will be encountered whilst the work is being carried out, but due to the size of the project this should be only 1 or 2 days maximum. Photographs have been included of the existing hall in Drawing 16/113/004

6.0 Heritage Statement

- 6.1 Listing NGR: SU7515805738
- 6.2 List entry Number: 1155260
- 6.3 Grade: II
- 6.4 Date first listed: 21-Jul-1975
- 6.5 Details of the Listing From Historic England

House (office). Early C19. Stucco, with a slate roof. Symmetrical front (north) of 3 storeys, 3 windows. Hipped roof. Wide eaves on brackets, 1st floor band, stone cills. Sashes in reveals (2nd floor centre blank), 1st floor centre a ½-glazed folding door. Porch on oval plan with 4 columns, 6-panelled door. Prominent east elevation of 3 storeys, 1.1.1 windows. Central wide chimney with pediment, projecting centrepiece with 1st floor tall window within a recessed arch, 1st floor band, plinth. Sashes (3 blank panels), 1st floor centre has a delicate wrought-iron balcony rail with a diagonal pattern. Porch recently altered.

6.6 Planning Statement

As previously mentioned the work to form the openings will be kept to a minimum. The work involved will in no way affect the historic content of the existing building.

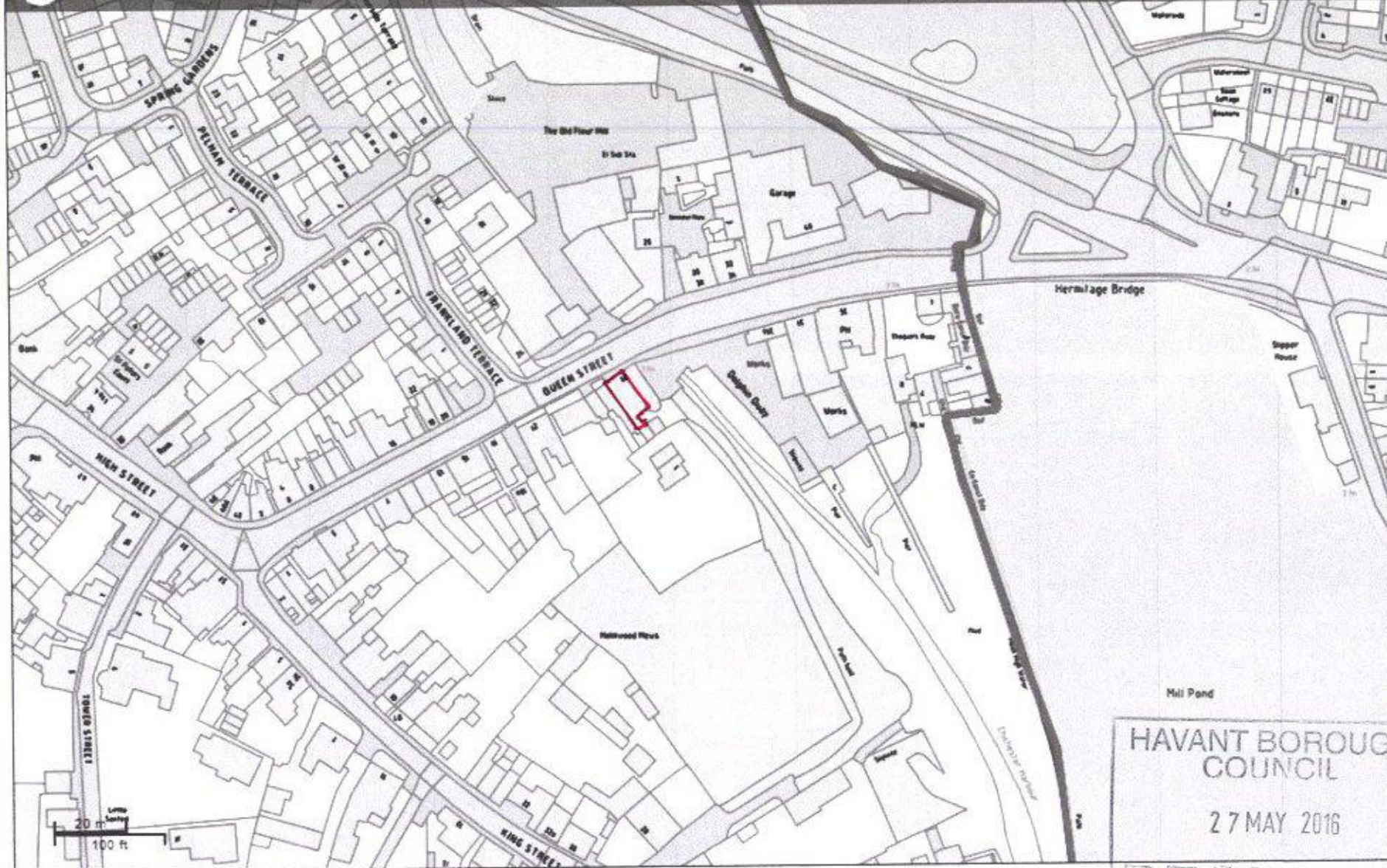
The walls which are being altered are 250mm thick brick walls which have been cement rendered and gypsum plastered in the past, probably when the building was converted into flats. Although modern building methods and materials will be used this will not appear incongruous with the existing Hallway.



North Dorset Explorer

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