

Combined Design & Access and Heritage Statement

Proposed Alterations to Rooflights

to

17 Queen Street
Emsworth
PO10 7BJ



Fig 1. Front Elevation

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Prepared by:

Helyer Davies Architects Ltd
1 The Old Flour Mill
Queen Street
Emsworth
Hampshire
PO10 7BT

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715

Introduction

Helyer Davies Architects have been appointed by a private client who is working on a project at 17 Queen Street, Emsworth. The client has previously been approved listed building consent for the works at the property, which was approved under application reference APP/20/01129.

This application is for alterations to the rooflights as proposed under the previous application.

The following drawings accompany the application:

- 21235-01 Existing 'Works As Approved under Application no. APP/20/01129.'
- 21235-02 Proposed

The existing base information has been sourced from the client's previous architect. The OS extracts are to show the site location and block plan only.

Site Planning History

The details for the previously approved listed building consent application for the current works to the property are as follows:

Ref:	APP/20/01129
Description:	Listed Building Consent for re-roofing of rear single storey extensions with replacement plain clay tiles to pitched roof and sedum roof to flat roofed area, pv panels to the rear roof slope, new flue, enlargement of existing 1st floor WC to include a shower, reconfiguration of ground floor bathroom to include a new roof light above.
Decision:	Grant perm/consent
Date:	15 Feb 2021

Site Context & Location

The site is located on Queen Street, in the historic core of Emsworth in Hampshire.



Figure 2: Area of Queen Street circled on Aerial Map of Emsworth (from Google Maps)

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.

The location of the site at no. 17 is on the south side of Queen Street, around half-way towards the mill pond, at the end of the road.



Figure 3: 17 Queen Street on Aerial Map of Queen Street Area (from Google Maps)

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715

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, low brick walls and steps are used to create fairly open boundary frontages. Dormers of traditional style are prominent to front and rear elevations.

Site Heritage

The site at 17 Queen Street, is a Grade II Listed terraced Georgian terraced house located on Queen Street in Emsworth. The property sits within the Emsworth 'Conservation Area and the Chichester Harbour AONB'.

The buildings on Queen Street also appear in 'Emsworth Conservation Area Character Appraisal':

'Turning left at the eastern end of High Street, into Queen Street which presents a fine collection of Georgian houses, both large and small which frame the first half of the street. The street slopes down eastwards towards the river valley and the bypass. On the north side Newnham House stands out, three storeys, red brick and which, as Pevsner points out, has several pleasing quirks in its design...'

Historic England Listing

Name of Listing:	15 and 17, Queen Street
Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1092138
Date first listed:	16-May-1952
Statutory Address:	15 AND 17, QUEEN STREET
Details:	SU 7505 HAVANT QUEEN STREET Emsworth (South Side) 16.5.52 11/56 Nos. 15 and 17 GV II 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 a reeded architrave, 6 panelled (2-top-glazed) door on 2 stone steps.
Listing NGR:	SU 7511305715

Emsworth Conservation Area

The site is located in Emsworth Conservation Area. A map of Emsworth Conservation Area is shown in figure 4 below, with the site and surrounding area circled on Queen Street.

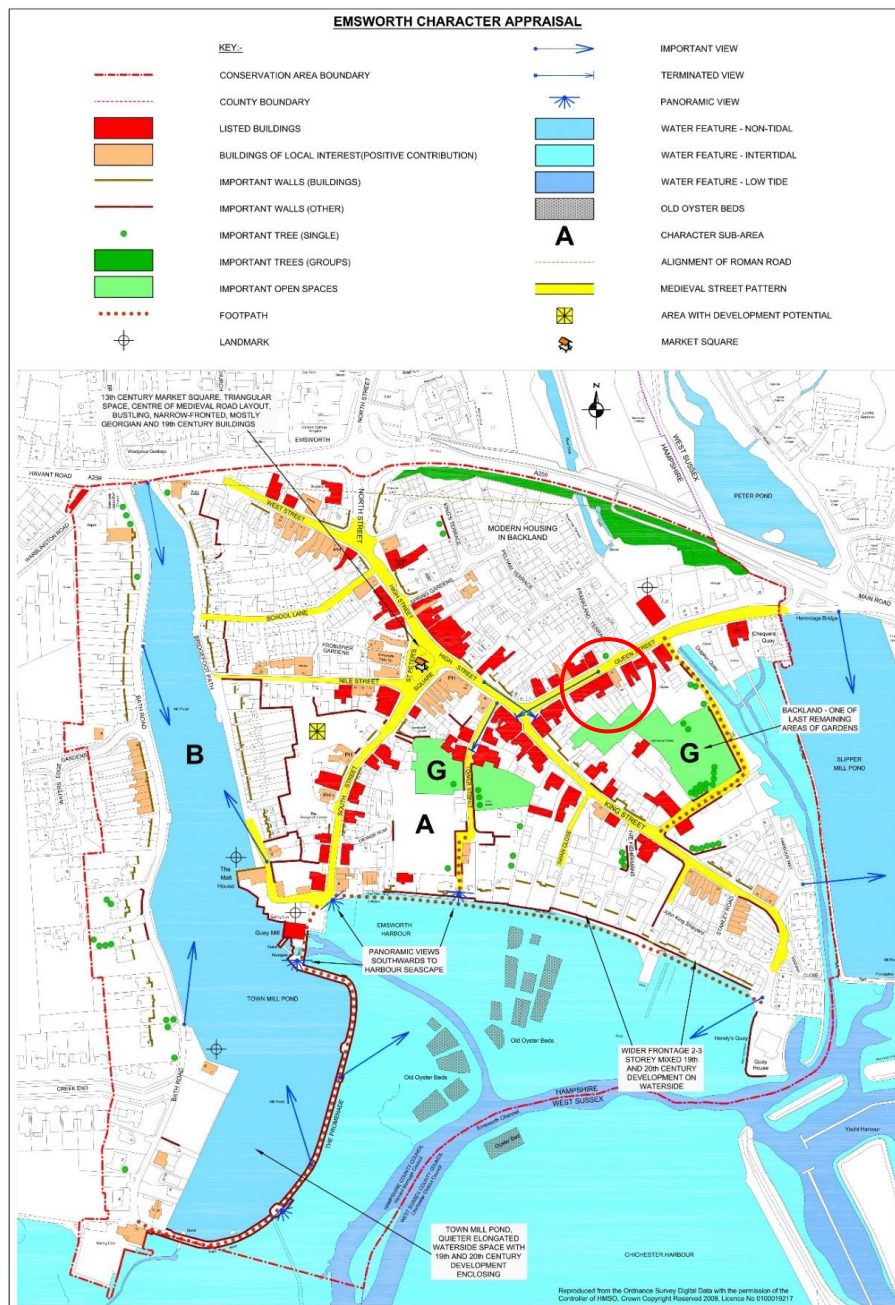


Figure 4: Map of Emsworth Conservation Area
(<https://cdn.havant.gov.uk/public/documents/Emsworth%20Conservation%20Area%20Map.pdf>)

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Design

The site at 17 Queen Street will be undergoing works as per the previously approved application ref - APP/20/01129.

This application is for alterations to the rooflights at the rear of the property of 17 Queen Street.

The existing drawings for this application (21235_01) include two existing manual opening rooflights to the Kitchen (Figs 5&6), 1 existing manual opening rooflight to the hallway (Fig 7), and one additional mechanical electric opening rooflight to the bathroom.

The 'existing' drawings represent the works as approved under application ref no. - APP/20/01129.

The Proposals

The proposals for this application are for the alterations to the aforementioned rooflights, with relation to their opening methods.

The two existing rooflights to the rear roof slope of the Kitchen, facing south (Figs 5&6) are to be replaced with rooflights of the same size and location, but are to be electric powered mechanical opening method.



Figures 5 & 6: Existing Rooflights to Kitchen.

As shown on the proposed drawing (21235_02), the existing rooflight to the hallway, as seen in Fig 7, is similarly to be replaced with a rooflight of the same size and location, but is to be electric powered mechanical opening method.



Figure 7: Existing Rooflight to hallway.

Alongside this, the rooflight to the bathroom was proposed to match the existing but with a mechanical opening method, and approved under application ref - APP/20/01129. This will be built as the proposed and approved under app APP/20/01129.

This application seeks the replacement of the three existing rooflights to hallway and kitchen to have electric powered mechanical opening methods, to match the rooflight approved under application ref - APP/20/01129.

The change in opening methods for the rooflights is aimed to improve the ease of use for the clients living at 17 Queen Street. The improved use of the rooflights will improve air flow and overall quality of living at the property.

Use

The house will remain as a residential dwelling.

Scale

The proposed works are internal only and will have no impact on the overall scale of the building at 17 Queen Street.

Appearance

The appearance of the proposed new and replacement rooflights will remain in keeping with the listed building and the previously approved works on site. This application does not involve any works to the elevations of the house, and any works to the roof will be made good around the alterations to the rooflights.

Impact on the Conservation Area

The proposals will have minimal impact on the surrounding conservation area or the Chichester Harbour AONB, as they will not increase in any overlooking, and have been designed with the restoration of the listed building project.

Impact on the Listed Building

The proposals seek to replace rooflights to the rear of the property at 17 Queen Street. None of the elements of the existing rooflights and roof slopes are mentioned in the building listing. Replacing the rooflights with new high-quality mechanical units will only improve the overall appearance and functionality of the listed building. The location of the above works are shown on the accompanying drawings. This application does not propose any increase in building footprint.

Access

Access to the site is via Queen Street and this is to remain as existing / as per the previously approved application - APP/20/01129.

Parking Plan

This application will not impact parking on the site.

Conclusion

We believe the replacement and new rooflights to the rear of the dwelling at 17 Queen Street will be of great benefit to the clients living in the house, and will allow the rooflights to be easily operable.

The proposals in this application will have very little impact on the listed building and the conservation area.