



1 Queen Street, 2 King Street

Planning Application – July 2021

Design and Access Statement



1 Queen Street, 2 King Street

Historic England



View from Queen Street to King Street, during Queen Victoria's visit of 1942. 1 Queen Street on the left.

Statutory Address: 1, QUEEN STREET

Heritage Category: Listed Building

Grade: II

List Entry Number: 1092136

Date first listed: 16-May-1952

Details

SU 7505 HAVANT QUEEN STREET Emsworth (South Side)
16.5.52 11/50 No. 1 GV II

House. Late C18. Brick, with a tile roof. Symmetrical front (north) of 2 storeys, 3 windows. Red brick walls in Flemish bond, brick dentil eaves, cambered ground floor openings, flush blue quoins, blue 1st floor band, plinth; ground floor stone cills on brackets. Victorian sashes in exposed frames. Doorway with cornice, broken above carved brackets panelled frieze, architrave, and 8-panelled (2-top-glazed) door, on stone steps.

Statutory Address: 2, KING STREET

Heritage Category: Listed Building

Grade: II

List Entry Number: 1154839

Date first listed: 06-Feb-1984

Details

SU 7505 HAVANT KING STREET Emsworth (East Side)

11/62 No. 2 GV II

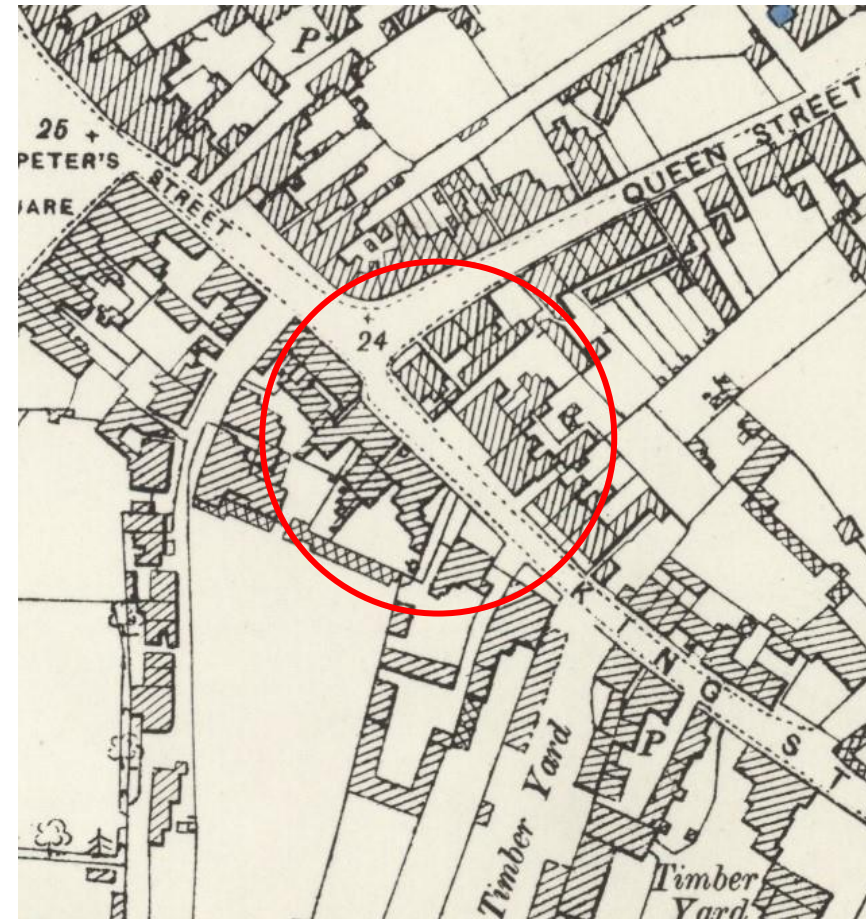
House (the rear part of No. 1 Queen Street). Late C18. Rendered walls, tile roof. 2 storeys and attic, gable to roadway of 1 window (top blank). Victorian sashes. C20 ½-glazed door in plain opening. Included for group value.

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Dating the Outbuildings



Map of 1838 – Includes north east extension and no outbuilding



Aerial photograph 1896 – Includes rear extension and outbuilding

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Rear Extension Reduction



Aerial photograph 1961 – Includes rear extension and outbuilding



View from King Street [Date Unknown] – Includes rear extension and outbuilding

Emsworth Museum has a section dedicated to the building on its website:

<http://emsworthmuseum.org.uk/emcms/exhibits/show/property/1-queen-street--2-king-streee>

Included in the description and photographs [above].



View from King Street 2020 – Rear extension reduced to tiled pitched roof.

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Planning History

The property has limited planning and listed building history. In 2004 Planning and Listed Building Permission was refused.

Reference	04/69607/000
Alternative Reference	-
Application Received	Mon 14 Jun 2004
Application Validated	Thu 10 Jun 2004
Address	1 Queen Street and, 2 King Street, Emsworth
Proposal	Demolition of outbuilding (No.2) and utility/scullery (No.1), new ridge roof to each; roller door adjacent to King Street providing vehicular access.
Status	Appeal decided
Decision	Refuse perm/consent / refuse lawfulness
Decision Issued Date	Mon 06 Sep 2004
Appeal Decision	Dismissed

Please note there have been considerable renovations to the property over the past 50 years. None appear on the ‘Property Summary’ on Havant Borough Councils Website.

The known changes are:

- North west living room – removal of fireplace and construction of large brick fireplace – **Image 3**
- Construction low ceiling cellar and access door – **Image 2**
- Reduction of rear extension to include a clay tiled roof – **Image 1**
- Re-arangment of internal ground floor walls to rear section of the building.
- Re-arangment of internal first floor walls to bedroom 4 and bathroom.
- Main stair case location and style is modern

Please note this application is submitted on behalf of the new owners who take no responsibility for any previous revisions to the house that have been undertaken without the relevant permissions.



Image 1



Image 2



Image 3

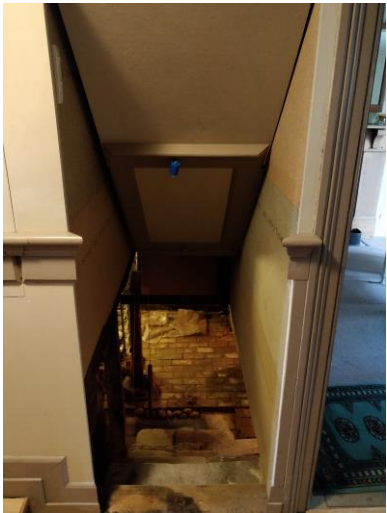
1 Queen Street, 2 King Street

External Photographs



1 Queen Street, 2 King Street

Internal Photographs



Pre Application Advice

In February 2021 Helyer Davies Architects submitted a ‘Pre-Application’ to Havant Borough Council.

Feedback From HBC Conservation officer Mrs R McMurray – 1st March 2021

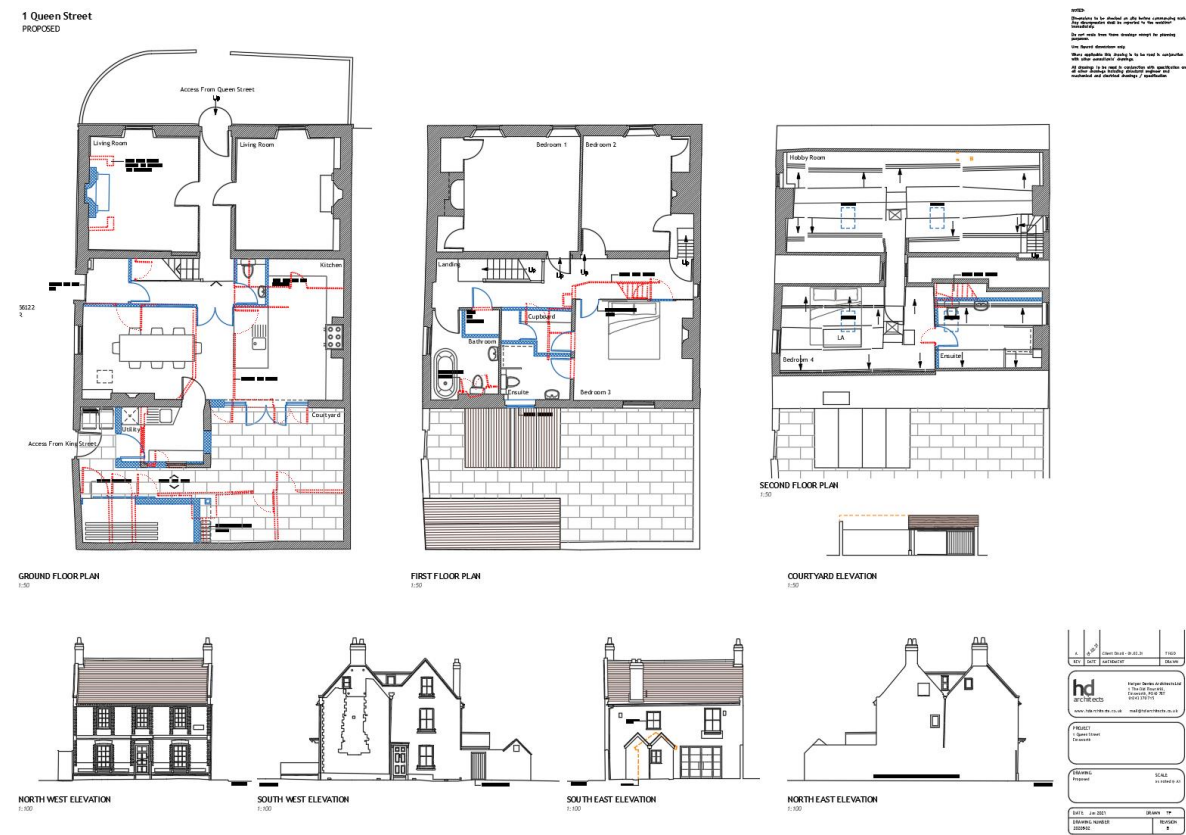
Ground Floor Internal: No objection is raised to either of these proposals.

First Floor Internal: The proposal would see the removal of further stud walls on the first floor and the removal of an additional staircase to the rear loft area. This raises no objection.

Roof Lights: 4no. new roof lights are proposed for the roof. These would be on the inner facing roof slopes and not highly visible due to the roof comprising of a dual pitch arrangement. Careful attention needs to be given so that the roof lights (which should be of a conservation style) do not harm any historic parts of the roof structure.

Extension to utility room: A small extension to utility room is proposed. So long as the materials are matching, there is no objection to this.

Part demolition and rebuilding of outbuilding: Given that the outbuilding is clearly in disrepair and also a later addition to the property (late C18 as shown on historic maps) and that the back wall will remain and the view from King Street will be identical to what it is now, I am able to support this element of the proposal (from a heritage perspective). However, the use of the appropriate materials will be key to ensuring that the finish is of high quality and suitable for its historic context. Materials should be reused if possible such a roof tiles which are still in good condition



Drawing: Pre-Application Submission

The application proposals a very similar to those submitted for the pre-application and we therefore feel these proposals will also be supported.

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Emsworth Conservation Area

1 Queen Street and 2 King Street is a Grade II Listed detached dwelling located on the corner of Queen Street and King Street in Emsworth. The property sits within the Emsworth ‘Conservation Area and the Chichester Harbour AONB’

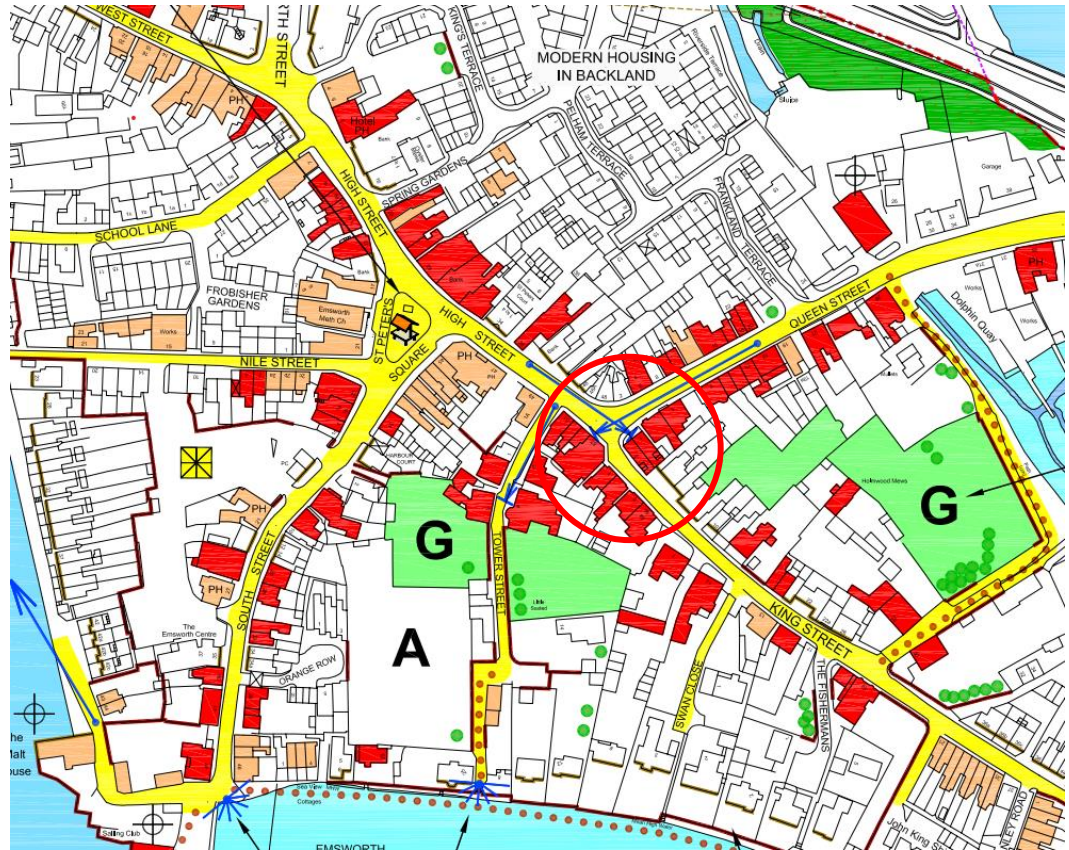
The building also appears in ‘Emsworth Conservation Area Character Appraisal’ as a building of interest.

‘Buildings form an important part in the character of conservation areas by virtue of their architectural or historic interest. They contribute at different levels and can have different values e.g. statutory listed buildings, or of local interest, but each can be important in their individual way, or as a group for townscape value in the Conservation Area and should be retained and their character safeguarded.’

The site also sits within Chichester Harbour AONB. Map below.



Emsworth Conservation Area



EMSWORTH CHARACTER APPRAISAL

KEY:-

	CONSERVATION AREA BOUNDARY		IMPORTANT VIEW
	COUNTY BOUNDARY		TERMINATED VIEW
	LISTED BUILDINGS		PANORAMIC VIEW
	BUILDINGS OF LOCAL INTEREST (POSITIVE CONTRIBUTION)		WATER FEATURE - NON-TIDAL
	IMPORTANT WALLS (BUILDINGS)		WATER FEATURE - INTERTIDAL
	IMPORTANT WALLS (OTHER)		WATER FEATURE - LOW TIDE
	IMPORTANT TREE (SINGLE)		OLD OYSTER BEDS
	IMPORTANT TREES (GROUPS)		CHARACTER SUB-AREA
	IMPORTANT OPEN SPACES		ALIGNMENT OF ROMAN ROAD
	FOOTPATH		MEDIEVAL STREET PATTERN
	LANDMARK		AREA WITH DEVELOPMENT POTENTIAL
			MARKET SQUARE

1 Queen Street, 2 King Street

Introduction

Helyer Davies Architects have been appointed by a private client to design proposals and alterations to 1 Queen Street and 2 King Street, Emsworth.

This document outlines the proposed works to include:

- Rebuilding and extending existing utility room
- Rebuilding and reduction of outbuilding
- Remodelling the ground floor rear section to create modern living
- Removal of later addition 2no. Stair case to the second floor.
- Proposed stair case to second floor
- Widen connection between roof spaces.
- Introduction of 4.no rooflight to the second floor.

For all proposals see drawing: 20205-02 and Heritage Statement Spreadsheet

Site Survey

A survey of the property to obtain accurate drawings has been undertaken by Encompass Surveys.

Surrounding Context

1 Queen Street and 2 King Street is located in the heart of Emsworth just off the high street. It is prominently located with a view across the town.

Amount:

The main building will have an increase of footprint by 3.5m² which is the extension to the utility room. The outbuildings will be reduced by 8.2m².

Condition of Existing:

The existing building is in desperate need of repair. The recent works to the building have been sub standard and in places detrimental to the listed building.

Scale

The scale of the existing house and outbuildings will not be visually altered from Queen Street or King Street. All external proposals will be contained within the courtyard space.

Appearance

The appearance of the replaced outbuilding will match the existing with white rendered walls and a clay tiled pitched roof. Please note: As many tiles will be retained and reused on the roof as possible.

The utility room extension and roof will also match the existing, with white rendered walls and a clay tiled pitched roof.

The ground floor replacement patio doors will be modern, in contrast with the very traditional appearance of the rest of the proposals and the existing dwelling. To achieve this, the doors will have aluminium frames.

The rendered area of the house, boundary walls and outbuilding will be painted. Colour to be confirmed.





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Heritage Statement



Heritage Statement

Ground Floor Proposals

Feature	Description	Significance	Proposed Works	Possible Impact	Justification or Mitigation
Kitchen walls	Timber panel walls	Low	None, walls removed	None	To create and open plan kitchen and dining area. Better use of the space.
Patio doors to courtyard	Existing doors are in poor condition and would need to be replaced. We are therefore proposing a wider opening with aluminium doors.	Low	We are therefore proposing a wider opening with aluminium doors.	Loss of historic fabric on either side of the door.	The create a better relationship with the rear courtyard and provide more internal light.
Floor boards and chipboard flooring	On the ground floor rear section there is a mix of random floorboards and chipboard.	Low	Remove all and install a solid floor with insulation and underfloor heating.	None. Only a very small amount of floor boards have historic value.	Insulate the house and provide an even surface for the open plan room.
Chimney stack and Fireplace in existing dining room and bedrooms	Standard construction running through the house. No fireplace has any historical value. Date unknown.	Medium	Remove the fireplace to allow for more space to the kitchen area and bedroom above.	Loss of historic fabric.	The chimney stack externally will remain to keep the external appearance the same. Structure will be required.
Ground floor stairs	Stair location and construction not original. Stair spindles and handrail are modern.	Very Low	Remove to the spindles and handrail and create a wall as shown on the plans.	None. Existing wall string and treads to remain if possible.	To create something more in keeping.
Living Room Brick Chimney Surround/stack	Large modern brick chimney stack, protrudes into living room. Looks a recent addition.	Very Low	Remove it an reinstall a better proportioned fireplace with log burner. Fireplace to be similar to the adjoining room	Non. S.E to check for any structural implications.	Better proportions within a small room.
MDF Radiator Covers to Living Room	MDF Radiator Covers to Living Room	Very Low	Remove them to reveal radiators	None	Remove them to reveal and access radiators

Heritage Statement

Proposed Utility Room

Feature	Description	Significance	Proposed Works	Possible Impact	Justification or Mitigation
Existing Utility Room.	Single Skin extension to the existing house. Walls are in a poor condition, no flashing to the main building and also no guttering. This is a recent addition as the previous structures can be seen by the old flashing line and historic photos.	Low	Replace with a new structure, adjoining King Street.	The new structure will need to be attached to the main house, this can be achieved by a 'wall starter'. The proposed valley roof will also need to be flashed into the main house.	Poor condition of the existing extension with no historic value.



Rear Extension with corrugated roof. Date unknown.



Flashing line of previous larger structure.



Poor construction of existing utility room.

Heritage Statement

Reduction and Rebuilding of Outbuilding

Feature	Description	Significance	Proposed Works	Possible Impact	Justification or Mitigation
Existing outside store. Based on historic maps the outbuilding was constructed between 1838 and 1896 making it a Victorian addition.	The house was previously two cottages which had an outbuilding to each, within the outbuilding was the house toilet. The condition of the outbuilding are beyond repair. The walls are single skin and bowing. All windows and door are rotten.	Low	Demolish the existing outbuilding and replace with a similar reduced structure. Existing tiles to be carefully removed and re-used where possible. Street scene from King Street to remain the same.	Loss of historic fabric but this cannot be retained due to its condition. On completion of the replacement the street scene from King Street to remain the same.	Poor condition of the existing structure and the need for large outbuilding now the property is not two cottages.



Current State for Outbuilding

Heritage Statement

First Floor Proposals

Feature	Description	Significance	Proposed Works	Possible Impact	Justification or Mitigation
Steel frame window	Window to be replaced with single glazed sliding sash window.	Low	Replace window	None.	Condition of existing window and replace with a window that is more in keeping with the main house.
Fireplace and Cupboards in rear bedroom removed. Room to become a bathroom.	Angled fireplace with T&G surround. Fireplace is not original and does not work.	Very Low	Removal of all. Stack to remain in place behind and chimney above.	None	Not in keeping with existing house.
Wood panelling to fireplaces in bedroom 1 and bedroom 2.	Pine sheet panelling forms a wall along the fireplace line. Panelling is a recent addition.	Low	Remove and expose to the reveals either side of the chimney.	None	Panelling is out of keeping and makes the rooms smaller than they are.
2.No stair cases to the second floor to be removed.	The northern stair is a modern paddle stair 560mm wide. The southern stair is 460mm wide. Both stairs have been introduced are arrive on the second floor at compromised locations	Medium	Remove both stairs and create an main stair to the second floor. Proposed stair to be designed to reduce the impact on the first floor.	Timbers to second floor to be trimmed out to allow for new stair.	The roof space is very large and requires one decent staircase. Location of stair has been located to reduce impact on existing structures.



Steel Frame Window



Fireplace and Cupboards



Pine Panelling



Southern Staircase



Northern Staircase

Heritage Statement

Second Floor Proposals

Feature	Description	Significance	Proposed Works	Possible Impact	Justification or Mitigation
Roof	Roof structure not visible. All skilling and ceiling covered with laminated panels.	None.	Introduction of 4.no. rooflights to inner slopes of roof.	Loss of historic fabric.	Natural light required into this large roof space. Proposed rooflights are above the perlin line so rafters will be trimmed as guided by the S.E.
Roof	House to be re-roofed.	Low	Roof tiles to be removed and stored for re-use. Felt and battens removed. Roof to be re-felted and new battens and existing tiles reinstated. Proposed insulation between the rafters.	None.	This will make the house insulated and watertight for years to come.
Access through roof spaces	The two roof spaces are linked by a timber frame access dormer. The dormer is first noted from a 1961 photo. It would of not been original as each house would have had their own roof space.	Low – Medium	Remove the link and make it wider and insulated.	Impact of roof timbers.	Located of access to carefully be chosen not to impact on the large rafters in the roof space.



Access through roof spaces



Roof Space [North]



Condition of ceiling to rear section