

Combined Design and Access Statement & Heritage Statement



Photograph 1 – North West Elevation

Proposed Alterations to the Listed Dwelling

7 Queen Street, Emsworth, Hampshire PO10 7BJ

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Prepared by:

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Introduction

Helyer Davies Architects Ltd have been appointed by a private client to apply for Listed Building Consent for the proposed alterations at 7 Queen Street.

The works consist of:

- Internal alterations
- Changes to fenestration at the rear of the dwelling
- Lower the existing floor level of part of the basement

The following documents will accompany the Application:

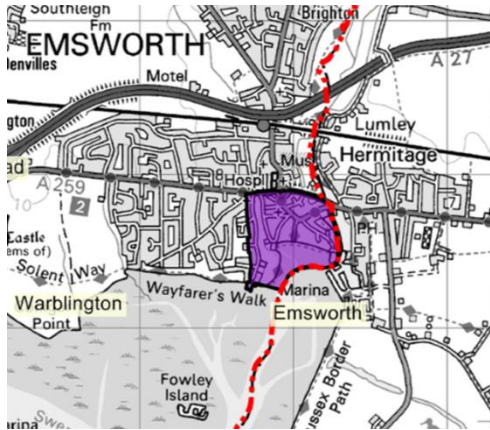
- Application Form
- Heritage Statement
- Drawing 21093-01 & 21093-02
- Design and Access Statement

A full survey of the existing house was carried out by J Brotherton and Partners Land Surveyors and Engineers in April 2021.

The OS extracts are to show site location plan and block plan only. Please note that no survey of adjoining properties has been undertaken to establish levels.

Site Context

7 Queen Street is a listed dwelling located on the southern side of Queen Street in Emsworth, close to the town centre.



Emsworth is a small coastal town on the border of Hampshire and Sussex and is situated at the head of the western arm of Chichester Harbour. The Conservation Area encompasses the older part of the waterside town, which lies to the south of the A259 between the two historic mill ponds. Parts of Emsworth and its surroundings also fall within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The town is well served by road and rail public transport, fronts directly onto the water and attracts many visitors.

The section of the Emsworth Conservation Area Character Appraisal detailing Queen Street is included below:

‘Queen Street: 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 (Q). At the end of this block, the back-land development of Frankland Terrace and Pelham Terrace joins the street, with the imposing landmark of Leigh’s Mill of 1897 (Q) (now called the Old Flour Mill)) just beyond the entrance. This is an honest, small town industrial building, in plain red brick with cast iron windows and a wooden gantry in the gable. Opposite is the three storey, stuccoed Dolphin House, which forms the end of the row of pleasant two storey Georgian brick houses on the south-side in brick, either all in red or grey dressed in red. Notable is No 23 with its Venetian upper windows and shallow ground floor bays (Q). Continuing on the south-side, past a footpath known as Dolphin Cut and over the River Ems and a boatyard (Dolphin Quay), is the Lord Raglan public house, which is the most obvious building in the town to be constructed of flint (Q). With the garage opposite and the modern flats at the road bridge, the street fades into the bypass and the view of the open expanse of the Slipper Mill Pond to the south (Q).’

The surrounding buildings are a mixture of residential and commercial. They vary in their appearance, though of vernacular design. Materials consist of a combination of painted render and brick with clay hanging tiles or lead dormers and with clay tiled roofs.

List Entry

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 7 Queen Street

List Entry Number: 1155229

Location

7 Queen Street

The building may lie within the boundary of more than one authority.

County: Hampshire

District: Havant

Grade: II

Date first listed: 16 May 1952

List Entry Description

Details: House. Late C18. Stucco, with a tile roof. 2 storeys and attic, 3 upper windows. Brick dentil eaves, 2 modern flat-roofed dormers. Sashes in exposed frames, with cambered heads, 3-light splayed bay to the ground floor (east side), with a dentilled cornice. Doorway has a moulded cornice on carved brackets, eared architrave, 7-panelled (3-top-glazed) door, above 3 stone steps, and wrought-iron plain side rails.



Listing NGR: SU7509205705

Historic Overview of the Listed Building

The proposal's site was originally part of a 2-acre copyhold plot called 'Knowles' held of the manor of Warblington.

The area of land occupied by Nos. 7 – 13 was inherited by John Hedger, a mariner, in 1770 from his father William Hedger. The 4 houses now occupying the area were built between 1768 and 1781.

During the 19th Century the house was occupied by the following residents:

- 1834 George Miller, GP and Surgeon (in 1851 there were also his wife, 6 children, a governess and 2 servants)
- 1861 Charles P. Lyne, Rector of West Thorney with 3 daughters
- 1871 Mary Davis, Ropemaker's wife
- 1881 Elizabeth Warne, independent means, with daughter and 2 grandchildren
- 1895 William Knight, veterinary surgeon



Photographs above of Queen Street Circa 1900, 7 Queen Street can be seen advertised as a veterinary surgery.





The adjacent photograph shows the dwelling in 1944 when it was in use as the town brothel.



The adjacent photograph shows a historic 2- storey extension to the rear of 7 Queen Street. This extension has since been demolished and a new single storey extension built in its place.

Planning History

UPRN: 100060426244

90/54973/000 - Remodelling existing dormer window in rear (south) roof slope. *Created during migration 1990*

96/54973/001 - Listed Building Application for the retention of 3 replacement casement windows on west elevation and 2 replacement sash windows to dormers on north elevation. *Permitted 1997*

01/54973/002 - Listed Building Application for replacement bay window with French doors to rear of property. *Permitted 2001*

05/54973/003 & 05/54973/004 - Single storey rear extension. Increase in size of existing single parking space. *Permitted 2005*

06/54973/005 - Listed Building Consent for minor alterations to party wall pursuant to permission 05/54973/004 to extend existing building. *Permitted 2006*



Design

Use

The use will remain as existing - as a C3 residential dwelling.

Amount and Scale

All alterations are within the existing building, as such the scale of the building will remain as existing.

Layout

The proposed works will refurbish and renovate the building to provide a high-quality dwelling.

Basement

The existing basement floor within the first smaller section of the basement, is to be excavated and the floor level dropped to provide additional head height within this area, allowing the space to become functional. The area to the left-hand side of the stair will be converted into a new WC and store, whilst the main basement area will remain as existing.

The area of the basement in which the floor is dropped, the basement will be tanked. The existing stair is to be extended. *(Photograph 1)*

To the rear of the house there is a reduced height void below the ground floor. It is proposed that additional structural support be incorporated within this area to help support the existing ground floor above. *(Photograph 3)*

Ground Floor

The existing roof lights in the utility room are to be replaced with Conservation Luxlite electronically opening rooflights. <https://roof-maker.co.uk/rooflights/pitched-rooflights/conservation-luxlite/> *(Photograph 4)*

Remove and replace the existing tile hearth in the sitting room and cover over the existing brick which surrounds the fireplace. *(Photograph 5)*

Remove and replace the existing brick hearth with a reduced depth and cover over the existing brick which surrounds the fireplace in the dining room. *(Photograph 6)*

Replace the existing bay windows and doors in the dining room. The replacement glazing will help to unify the style and materiality of the fenestration at the rear of the house. *(Photograph 7)*

Remove the existing WC and extend the existing structural opening between the existing hallway and the kitchen to create a more open plan kitchen-seating area. *(Photograph 8)*

Remove the existing kitchen windows (in the modern extension) and replace them with full height glazing. *(Photograph 9)*

Remove the existing roof lantern in the kitchen and replace with an electronic opening flat roof light.
<https://roof-maker.co.uk/rooflights/flat-rooflights/opening-rooflights/hinged-opening-rooflight/>

(Photograph 10)

First Floor

Existing first floor bathroom is to be refurbished.

In bedrooms 1 and 2, new cupboard doors are to be incorporated into the existing built in cupboards at the top to provide additional functional storage space. The new doors will match the style of the existing cupboard doors below. *(Photograph 11 & 12)*

A new en-suite is to be incorporated within the master bedroom. All new works abutting the historic fabric are to be installed so as to be removed without damage. The existing wood panelling within the bedroom is to be replicated on the bedroom facing wall of the new en-suite. A clerestory window will be incorporated onto the internal (new) end wall of the en-suite to provide some natural light in the en-suite. *(Photograph 11)*

Second Floor

Replace the existing stair so that the risers finish before the entrance to the second-floor bathroom. The existing arrangement means that the door to the bathroom opens out across the stairs and presents quite a safety hazard. The proposed arrangement will allow you to exit the bathroom directly onto the landing. *(Photograph 13)*

Replace the existing balustrade on the stair between first and second floor to match the balustrade on the floor below. The existing balustrade does not provide an adequate protection from falling and a young child could easily fall through the large gaps. The proposed balustrade remains in keeping with the listed dwelling whilst ensuring that the stairs are safe for all its occupants.
(Photograph 14 & 15)

Existing second floor bathroom is to be refurbished.

The existing beam in bedroom 4 is to be boxed in, the boxing is to be installed so as to be removed without damage to the Listed Building.

General

The heating system is to be replaced throughout the house.

Solar panels will be incorporated on the hidden faces of the valley roof as indicated on drawing 21093-02.

All alterations will be done sensitively with regards to the Listed Building.



Appearance

The external appearance of the building will remain as existing as viewed from Queen Street and the wider Conservation Area. The only external alterations are to the ground floor glazing at the rear of the dwelling. The proposed new and replacement glazing will be powder coated metal frame glazing and have slim glazing bars to reflect the style of those on the historic glazing in the rest of the dwelling.

Landscape

As existing.

Access

The access to and from the site will not be altered.

Impact on the Listed Building and Emsworth Conservation Area

The overall impact on the Emsworth Conservation Area is considered to be minimal as the alterations are primarily internal alterations and the alterations affecting the external appearance are at the rear of the dwelling, as such none of the alterations will be visible from the wider Conservation Area. The replacement glazing at the rear of the dwelling will help improve the quality and exterior appearance, as well as helping to aesthetically unify the rear elevation. Although the materiality of the windows and doors is more contemporary, the style is in keeping with the historic dwelling. Although not visible, the overall impact is considered to be positive.

There have been many internal alterations within the building previously and as such, a lot of the features are no longer original and have no historic significance.

The proposed alterations to the fenestration and replacement glazing is primarily within the modern extension and as such, it will not result in any loss of historic fabric. The replacement glazing will be more in keeping with the style of the original glazing on the rest of the listed dwelling.

The internal alterations have been designed to minimise the impact on the listed dwelling. Where possible, new works abutting historic fabric are to be installed so as to be removed without damage. Although there is some loss of historic fabric, this has been carefully considered and is done as sensitively as possible.

The proposals will significantly improve the functionality of rooms and spaces within the house and improve safety within the dwelling. As such the proposals are considered to have a positive impact on the Listed Building.

Pre-application Advice

Pre-application advice was requested earlier this year and we received written advice on 3rd August. The advice was in general very positive and there were no objections to the majority of the proposals. The aspects of the proposals that received further comment/raised concern are detailed below.

'The whole existing basement floor is to be excavated and the floor level dropped to provide additional head height within the basement, to allow the space to become a functional living space. The area to the left-hand side of the stair will be converted into a new WC, whilst the main basement area will be used as a recreational games room/living space. Alongside the lowering of the floor, the basement will be tanked, a new stair will be incorporated and the existing opening between the areas will be repositioned to allow for the new stair to the lowered floor level. (Photograph 1) Within the proposed games room, the existing supporting posts are to be removed and new structure incorporated above. (The existing supporting posts are modern timbers and have no historic value). (Photograph 2) To the rear of the house there is a reduced height void below the ground floor. It is proposed that additional structural support be incorporated within this area to help support the existing ground floor above. (Photograph 3).'

- Concern was raised over this element, that there would be a loss of historic fabric and character.

In response to this, the proposals now seek to only alter the smaller secondary section of the basement. The main basement area will remain as existing, with the existing floor and wall details retained, a new door will be installed into the opening, separating the two sections of the basement. The existing stair will also be retained, and additional steps incorporated to the new lower w/c. The area of the basement to be excavated and tanked is considerably less than originally proposed and the area that contains any finishes of historic interest (in the main basement) is retained.

The pre-application also proposed to build out the chimney breasts in bedrooms 3 & 4 to 'straighten' them. Concerns were raised that this would result in a loss of character, as such we have revised the proposals so that they will remain as existing.

Concerns were also raised over the replacement of the existing first floor windows, as such these will also remain as existing.

Photographs



(Photograph 1 – Existing basement stair)



(Photograph 2 – Existing main basement area)



(Photograph 3 – Reduced height void)



(Photograph 4 – Existing utility roof light)



(Photograph 5 – Existing living room fireplace)



(Photograph 6 - Existing dining room fireplace)



(Photograph 7 – Existing dining room bay windows)



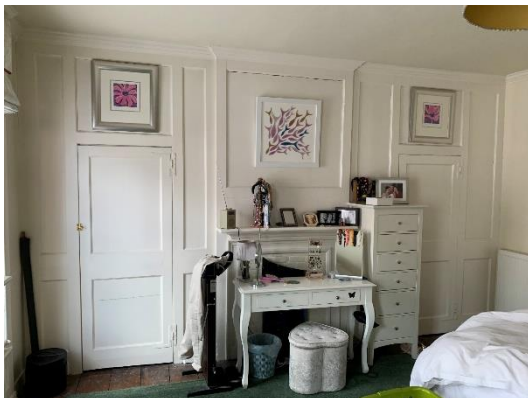
(Photograph 8 – Existing opening between the hallway and kitchen – to be enlarged)



*(Photograph 9
– Existing
kitchen
windows and
doors within
the modern
extension)*



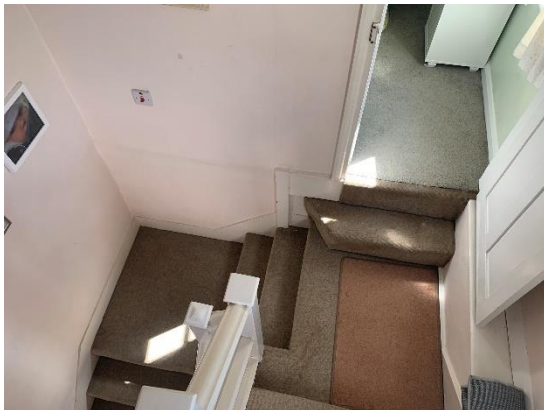
(Photograph 10 – Existing kitchen roof lantern)



*(Photograph 11 – Existing panelling and cupboards in
the master bedroom)*



(Photograph 12 – Existing cupboard in bedroom 2)



(Photograph 13 – Existing stair and entrance to second floor bathroom)



(Photograph 14 – Existing stair balustrade at second floor – to be replaced)



(Photograph 15 – Existing stair balustrade at first floor – to be replicated at second floor)