

15 Queen Street - Emsworth



Addition of a small window to the rear wall

Design & Access Statement

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Contents

1.0	Introduction
2.0	Site Location
3.0	Use
4.0	Amount
5.0	Layout
6.0	Scale
7.0	Appearance
8.0	Landscape
9.0	Access
10.0	Conclusion

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.

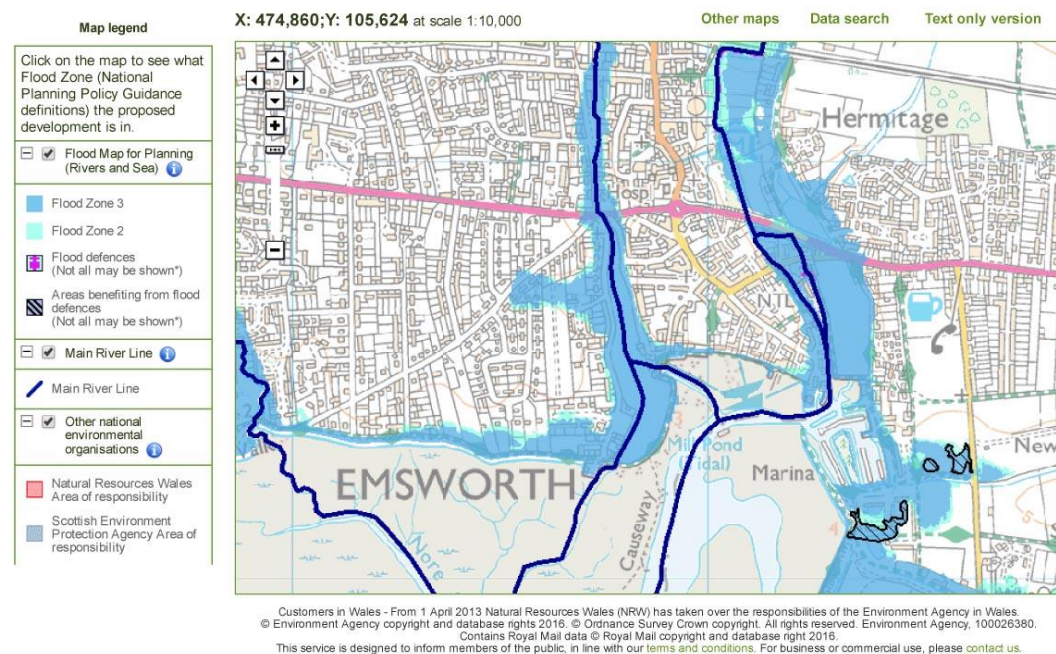
1.2 The works consist of:

1.3 First Floor

1.3.1 Addition of a small window in the first floor bathroom which will look out into the back garden and provide ventilation.

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 On the first floor, we propose the addition of a small window in the rear wall which will allow for natural light and ventilation into the bathroom.

5.2 Precedent for the window exists in 17 Queen Street who have already put in a similar window on the first floor on the rear wall.



Above: Small window already built on neighbouring building.

6.0 Scale

6.1 The scale will remain the same

7.0 Appearance

- 7.1 Proposed window to have a white painted timber frame so as to match the material quality of the existing windows on the rear wall of the property.

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 or affect the street frontage.
- 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 window is seen as precedent by the neighbouring property.
- 10.4 It is for the above reasons that we ask that Havant Borough Council review this application favourably.