

19 Queen Street, Emsworth

Heritage Statement

15th September 2021

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1.0 **Property Description and Location**

- 1.1 19 Queens Street c 1850 is a rendered two storey property 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 centre well served by both road and rail public transport. The A259 runs through the town providing access to both the A3 and A27 further to the north.
- 1.2 The historic core of Emsworth town lies to the south of the A259. It has direct water frontage and attracts many visitors to the town.
- 1.3 The property lies within the District Centre of Emsworth, the Emsworth Conservation Area and Chichester Harbour Area of Outstanding Natural Beauty.
- 1.4 Properties surrounding 19 Queen Street are of traditional Georgian and early Victorian style and typical of the local vernacular. They have various mixed uses from shops and restaurants to professional services. Materials are of a mixed palette ranging from brown/red bricks and cream/white and pastel finished render for walls. The roofs are generally brown, handmade tiles with bonnet hips or some with grey slate many with prominent traditional style dormers. Many properties feature traditional sash windows.

2.0 Site Photographs



View of the front of 19 Queen Street, looking west, with adjoining properties 17, 15 & 13 Queen Street beyond.



View of the front of 19 Queen Street looking east with adjacent No. 21.

3.0 The Proposals

- 3.1 The main proposals are to replace exposed lintels, remove the 1970s unsightly 'recessed' windows and front door, bring level with the upper face of the house & replace with traditional timber box sash windows to match existing.

Render on the front of 19 Queen Street has failed and requires removal, which in turn will allow the state of the underlying masonry to be ascertained, where there is evidence of some structural movement around the western most first floor window.

Bring the unsightly ground floor 'recessed' windows level with the upper face of the house to enhance the aesthetics and align with its mid c18 nature and style.

The current recessed position of the windows within the loggia means internally the dining room and hall are extremely dark, oppressive and stuffy.

Change the current 'out of keeping' softwood casement windows to dining room and wc cloakroom and replace with two timber box sash windows, the dining room window matching the proportions of the existing two first floor windows. This should improve the front lower half creating a property more in-keeping with its existing upper half.

The new front door will be slightly recessed and surrounded by panelling similar to 15, 13 & 11 Queen Street front doors, approached from the pavement (but not obstructing the pavement) via two York stone (or similar) steps.

Re-render with a flat, lime-based render coat in a white or pale pastel blue paint finish.

Proposed and existing North (front) elevation attached.

4.0 Conclusion

- 4.1 In conclusion, it is anticipated that these necessary works will improve the structural integrity of the building whilst enhancing its overall aesthetics within the context of the streetscape.
- 4.2 Precedents for the change in style can be seen in neighbouring properties, where previous conversions from shops/pubs to residential dwellings have been carried out more sympathetically.