



Heritage Statement Design and Access Statement

For the demolition and replacement of the single storey
rear addition
20 Queen Street Emsworth

April 2016

Tim Sage - Chartered Architect

Job No 2306

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Application

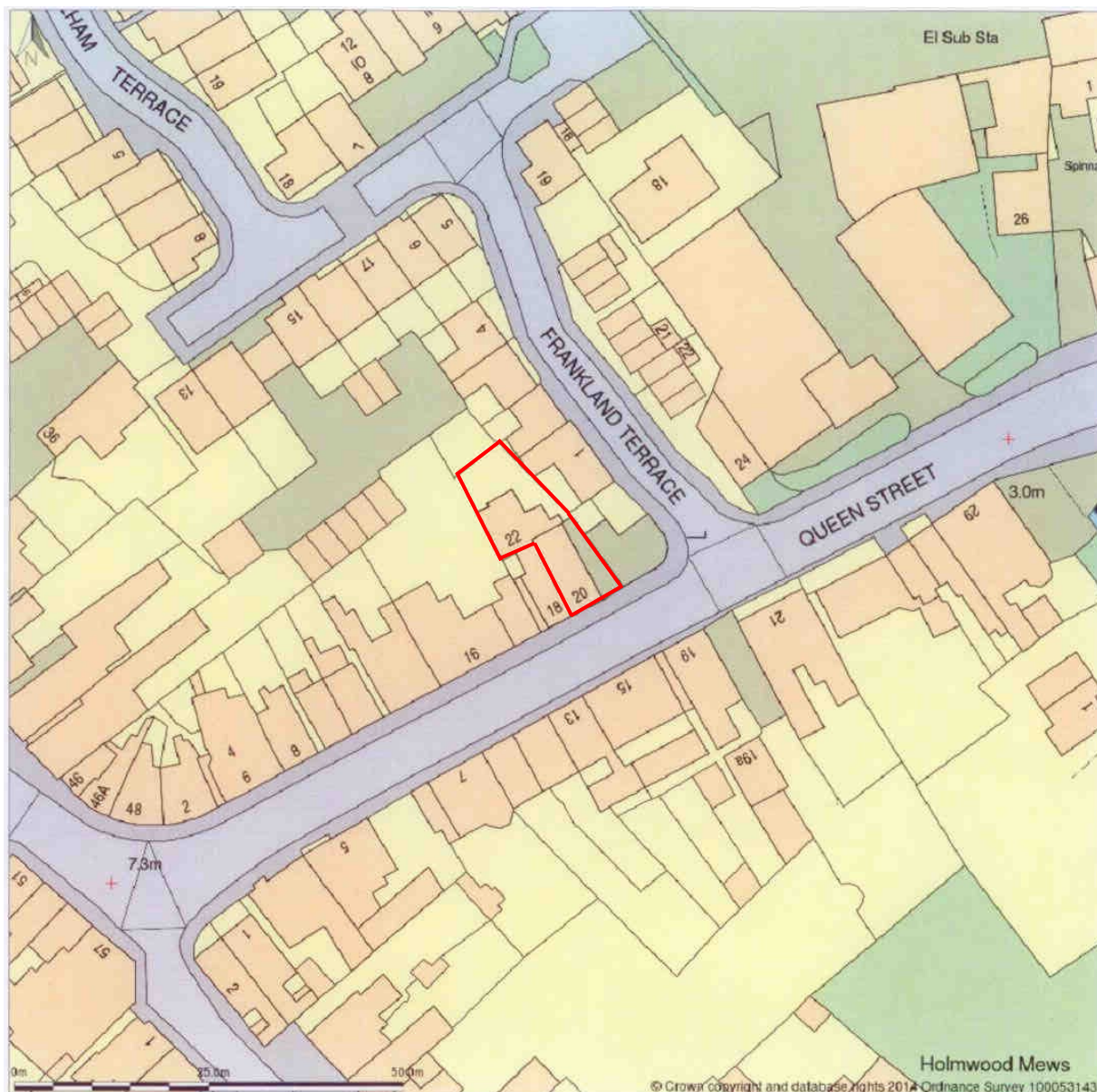
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1.0 Introduction

The application seeks the approval for the demolition of the single storey rear addition (postal address 22 Queen Street) to 20 Queen Street Emsworth and the construction of a single storey rear addition on a similar footprint..

Particular care is taken in the application to justify the demolition of an attachment to a paired listed property. The proposal must meet the rigour of enhancing the listed building whilst not detracting from it or diminishing any of its features.

Researching the available history of the site has informed both the justification for demolition and the scale and location of the replacement.



Site Location Plan

2.0 Site Assessment

2.1 Physical Context

The application site has street frontage in a small vibrant town on the shore of Chichester Harbour. The parcel of land measuring 0.019 hectares is connected to a semi-detached neighbour to the west and a modern development to the east. The north boundary abuts the spur of the garden from No. 16 Queen Street, and Queen Street is the South boundary. 18 and 20 Queen Street are jointly listed for their special architectural or historic interest Grade II, Listing NGR: SU7510205734. The principle, late C18th, façade faces east and was the main entrance faced for what was once a single property when No. 18 was the rear single storey building, the subject of this application.

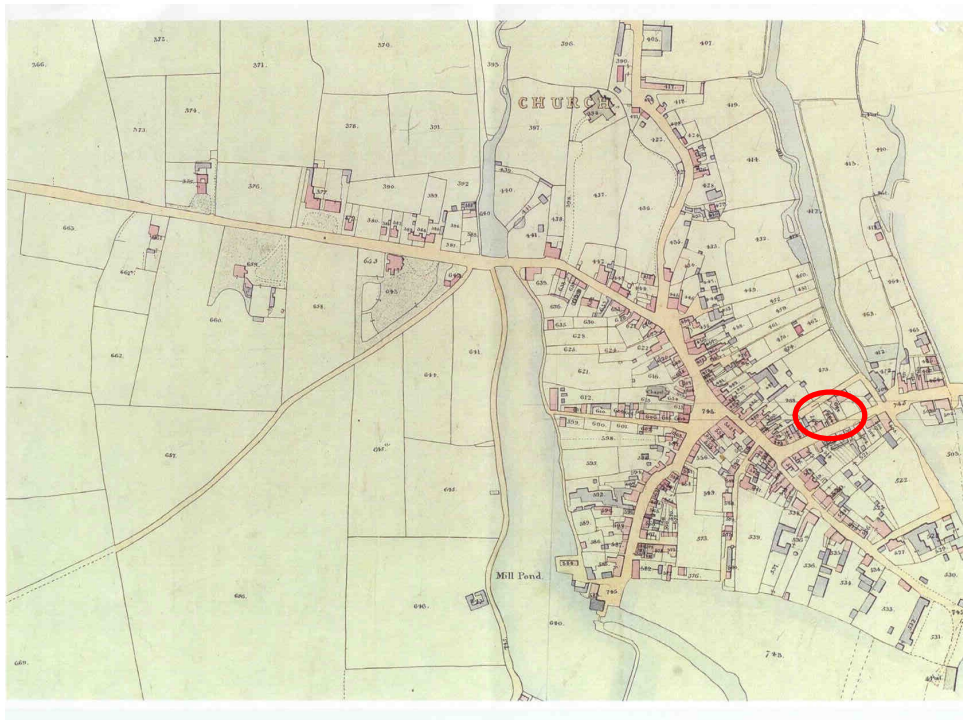
The site lies within the Emsworth conservation area which is rich with listed properties, many of the C18th fronting narrow roads. Queen Street is an extension of the High Street where it turns to the east and crosses the Mill Pond and a number of the properties on the north side of Queen Street have retail use on the ground floor.

2.2 Building History

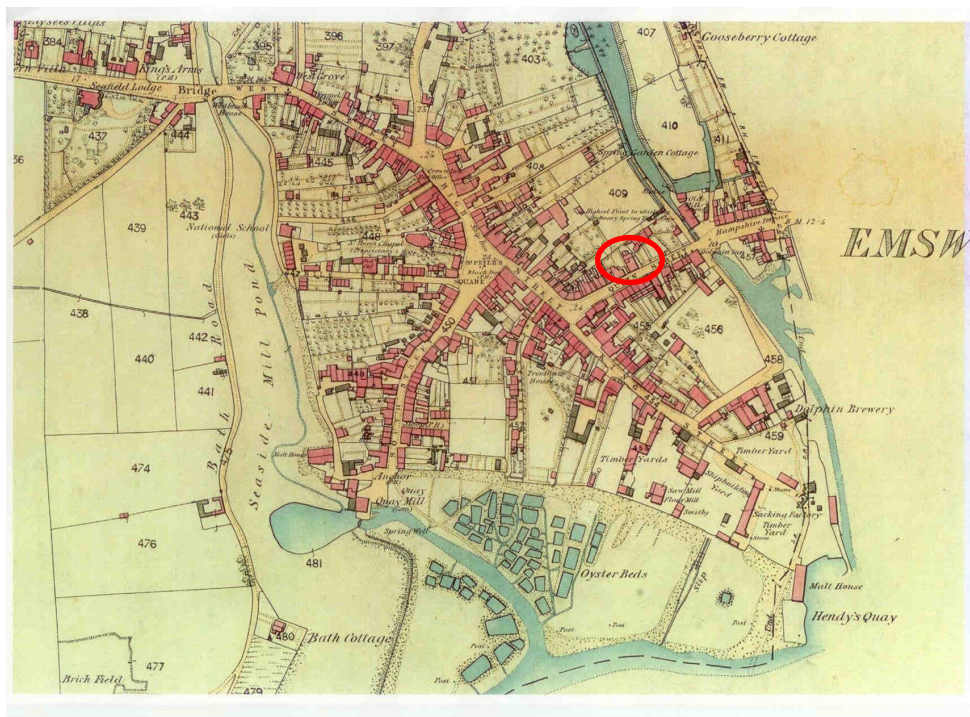
Historic details taken from the Hampshire Records Office and the sequence of Tithe and Ordnance Survey maps from 1841, show the single property with rear additions under the ownership of the large set-back property to the northeast. The group of properties were on the main road to Chichester. Sometime in the late 1800's or early 1900's the single property was split into two, 18 and 20, with the rear attached outbuildings a part of No. 18. In the mid 1940's it appears that the semi-detached parts were reunified and became 20 Queen Street with the rear single storey attached outbuildings becoming a single dwelling numbered 18 and accessed by a side passage to the west of the reinstated No. 20. However, by the early 1950's the property was again split into a semi-detached pair of buildings. When 18 and 20 were listed in 1952 the description confirms this: "Pair of Houses (18 an office). Late C18th with a tile roof 3 storeys, 2 windows. Hipped roof, brick dentil eaves. Red brickwork in Flemish garden Wall bond, cambered openings. Sashes in exposed frames. Entrances at sides 18 being mid C20th. No 20. has a symmetrical prominent east elevation of 1.1.1 windows, pediment gable (with cement-panelled Vesica) above projecting cornice, frieze, panelled pilasters and 6-panelled (2-top-glazed) door. The Ordnance Survey maps of 1968 and 1973 failed to recognise this split into two dwellings which has remained. The rear attached single storey dwelling was re-numbered 22 and was subsequently acquired by the owner of No. 20.

No mention is made in the listing details of the rear buildings which had been significantly altered from the outbuildings of possibly a washhouse and storage. The single remaining defining feature is the central chimney. The single storey dwelling has been uncompromisingly modernised by complete smooth cement rendering externally and gypsum re-plastering internally. All the fenestration is changed to modern timber casements, French doors and porch addition. The interest attaches only to the complexity of the interweaving roofs which nevertheless compromise the building integrity and waterproofing.

20 - 22 QUEEN STREET EMSWORTH



1841 map shows an 'L' shaped single building with a single storey infill and stepped additions to the rear.

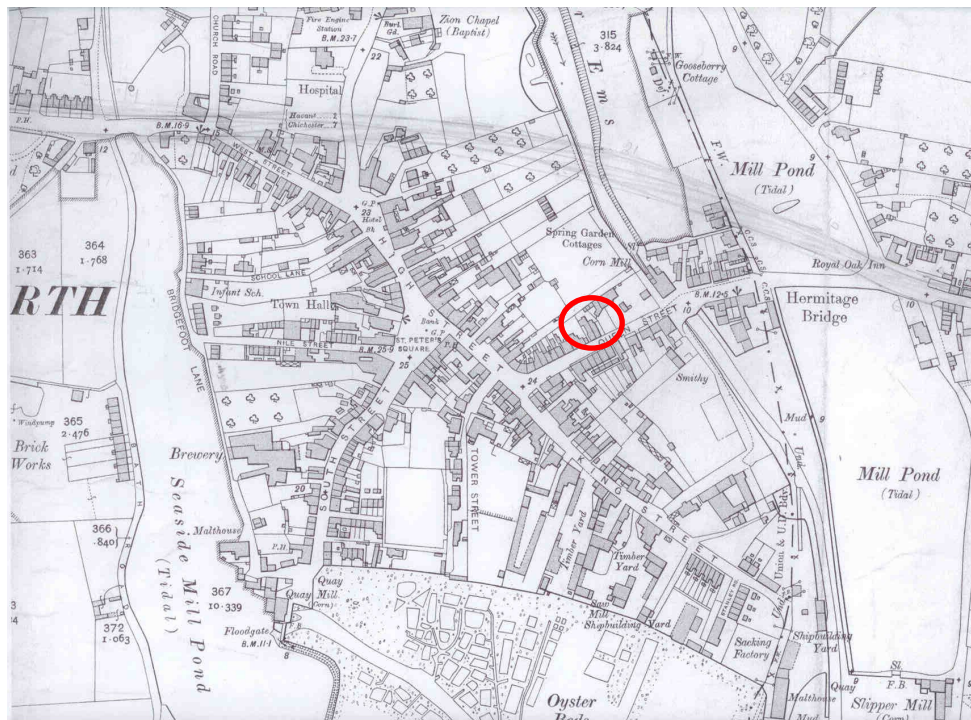


1871 map shows an 'L' shaped building with a single storey infill and stepped additions to the rear .

20 - 22 QUEEN STREET EMSWORTH



1900 map shows the property split into two with stepped rear attached buildings with the large house set back to the northeast and in the same ownership

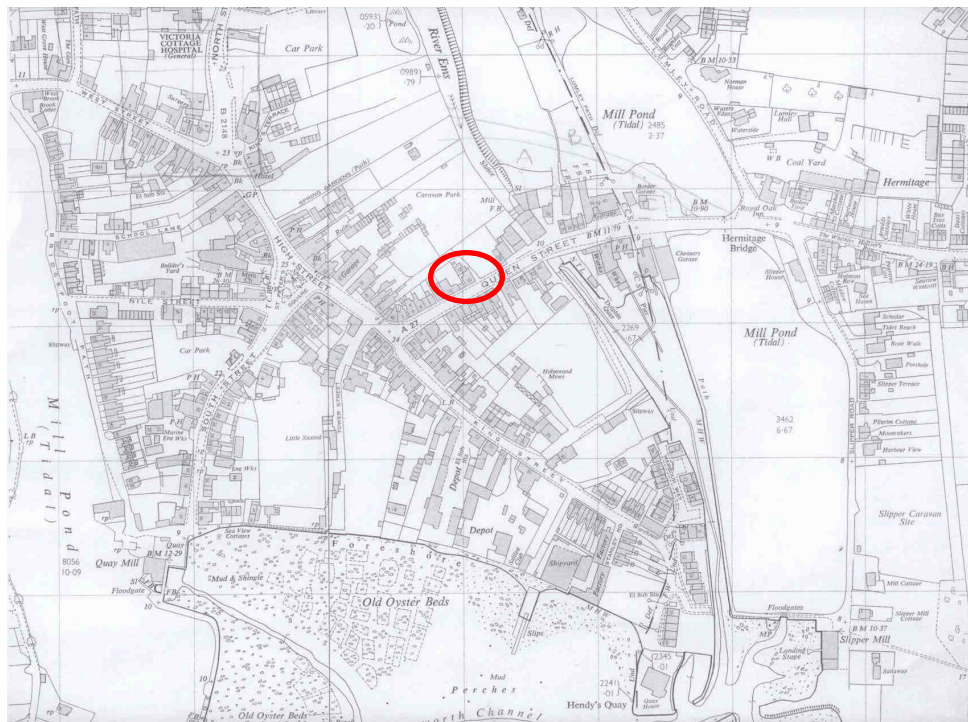


1908 shows two semi-detached properties and their relationship to the large house set back to the northeast and in the same ownership

20 - 22 QUEEN STREET EMSWORTH

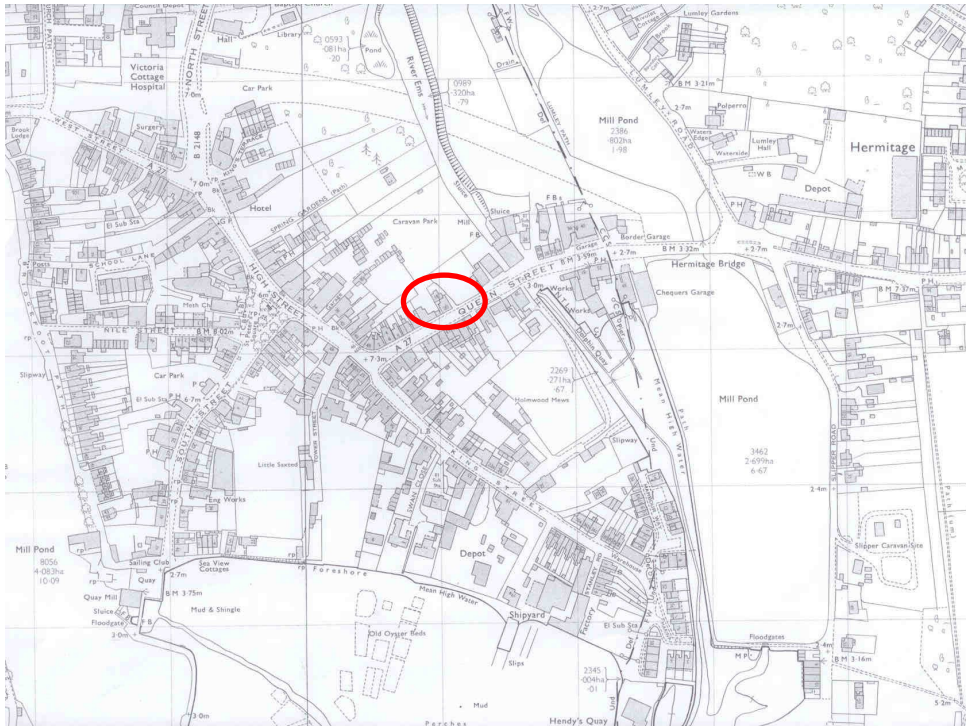


1932 map shows the pair of houses each with a rear extension and both in relation to the large house in the northeast in the same ownership.

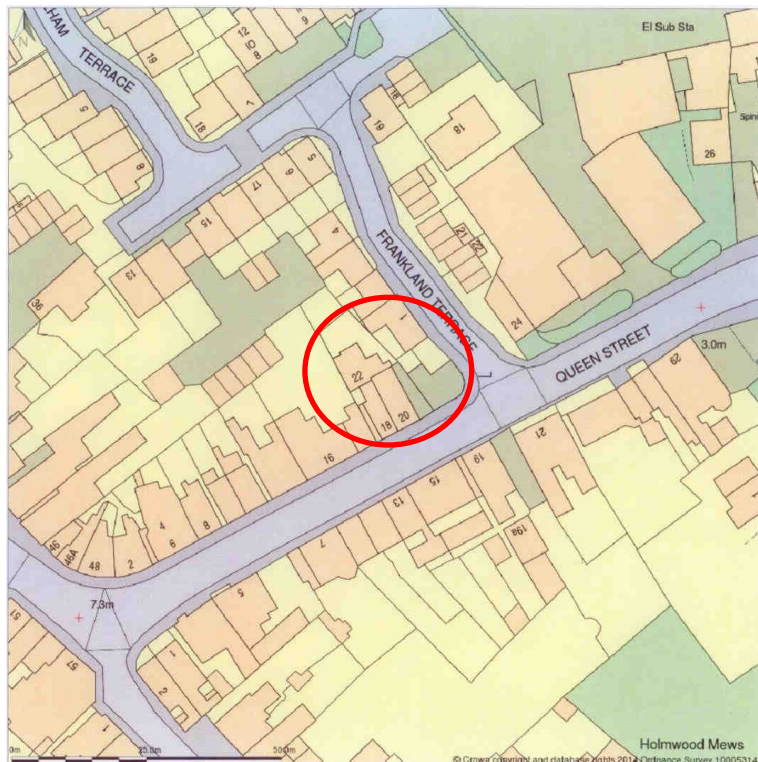


1968 map shows Newnham House numbered 16, the paired houses as one property and numbered 20 and the rear additions linked and converted to a house numbered 18.

20 - 22 QUEEN STREET EMSWORTH



1973 map shows the absence of the large house and the two houses numbered 18 and 20, the latter fronting Queen Street as one property.



2015 map introduces new numbering, Newnham House is No 16, the pair of houses on Queen street are No 18 and No 20 and the rear attached single storey dwelling is No 22.

20 - 22 QUEEN STREET EMSWORTH



1841 map detail of application site.



1871 map detail of application site.



1900 map detail of application site.



1908 map detail of application site.

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1932 map detail of application site.



1968 map detail of application site.



1973 map detail of application site.



2015 map detail of application site.

2.0 Site Assessment

2.3 Social Context

In the C18th stage coaches ran regularly along Queen Street to Chichester, Brighton and London. Today with the advent of the A259 bypass, Queen Street is the transition from the High Street retail properties to residential as the street drops to the level of the Mill Pond with its more commercial buildings associated with sailing and the harbour. The insertion of a road, Frankland Terrace, adjacent to No. 20, and the erection of a small estate of houses has modified the ribbon development but the scale has been largely preserved. Some overlooking of the rear gardens of the houses on Queen Street has resulted, but the character of the conservation area is largely preserved.

2.2 Planning Policy

The Emsworth Conservation Area Character Appraisal highlights the Old Town and Harbour with Queen Street having a 'fine collection of Georgian Houses both large and small which frame the first half of the street'. This characteristic finishes at No 20 and most distinctively with the main façade not onto Queen Street but facing east (onto the recent Frankland Terrace.) On the north side of Queen Street the most significant listed properties are deemed to be No 16, Newnham House and the Old Flour Mill. No 22 abuts the rear garden and boundary wall of No 16, Newnham House and regard will need to be paid to this in any redevelopment.

The Management Plan for the Emsworth Conservation Area set out the Council's long term strategy for enhancing the area. Apart from the obvious resistance to changes of material eg concrete tiles and uPVC windows, and the purposeful retention, repair or replacement of significant features the design guidance sets a standard for any new building; '..... need to be sensitive to scale and character of the site and the area and show imagination—building upon the existing urban form, details and materials. The Emsworth Design Statement impressed the use of good quality materials, preferably local, and also employing 'up to date' design for energy conservation and 'avoidance of 'Mock' styles'.

3.0 Involvement

The applicant has discussed the proposals with the neighbouring property owners to provide assurance of minimal visual and environmental impact of the replacement building. Particular care will be necessary to integrate a space of outbuilding currently enjoyed by the owners of No 18. The conservation officer visited and gave guidance in a letter dated 20 September 2013. It was noted that in the event of the demolition of the single storey extension, access would be available to renovate the north wall of No 20 and in particular an added chimney which is in disrepair. These conservation works would be part of any contract for the proposed new building.

4.0 Evaluation

In discussion with the conservation officer and subsequent research, key points were identified:

- To establish the origins of the extensions and their approximate date.
- Any extension to be of a similar plan area to the existing single storey extension.
- The existing ridge height not to be exceeded.
- The existing added chimney to the north façade of No 20 to be conservation repaired.
- An opening linking No 20 to a new extension with the loss of No 22 acceptable.

From the earliest available maps it is clear that whether the property was a single dwelling or divided into a pair, there were attached single storey outbuildings on the north side. In 1932 the semi detached properties each had rear additions, the larger attached to No 18, which is unsurprising, as the property is significantly narrower than its neighbour. The internal plan of the now single storey dwelling provides no evidence of being divided and the dividing partitions are modern. The exposed internal tie beams are modern plane timber. The 1871 plan appears to show an extension parallel to the north wall, presumably with a pitched roof and a valley gutter adjacent to the main house wall. The smaller extensions off this appear to be roofed at right angles probably intersecting the larger extension roof. This configuration has been changed in the current extension.

The maps provide some evidence for the re-built flank wall of (now) No 18. The original house extended to the boundary with No 16 and this continued until 1900 when the house was reduced in width to provide access to the rear and a side entrance to the semi-detached property. The brickwork is laid modern stretcher-bond but the Queen Street elevation is in the original Flemish Garden Wall bond although the colour of the brickwork and joints indicate some repair or reconstruction.

The dramatic changes which have occurred to the single dwelling must have impacted the rear extensions. Whilst some materials may remain from an earlier build, it is likely that the buildings are from the late C19th or early C20th. While some interest attaches to the chimney, it is unlikely to be an early retained feature as it provides no evidence of C18th construction and the chimney pot is not an early Fareham pot found on all the chimneys of the main house.

DESIGN

5.0 Use

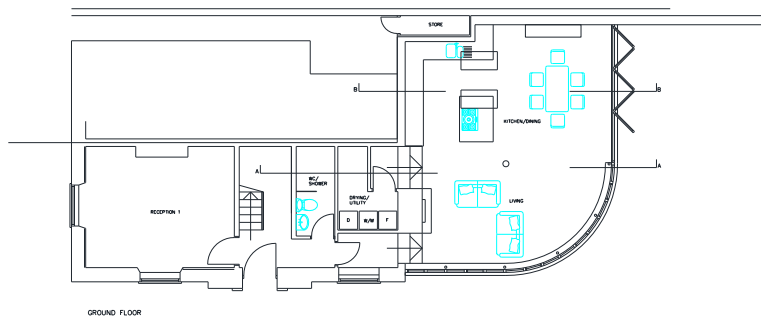
The proposed extension will be subservient to the highly visible and classical east façade of the existing house. Slightly set-back and screened by the neighbouring property, No 1 Frankland Terrace. The proposed extension will have no impact on any of the street views. The use of the increased area of the ground floor of the house is commensurate with a three storey house in Emsworth and will not impact adversely on the neighbouring properties amenities. The design and choice of materials is sympathetic and appropriate to the context.

6.0 Amount

The site area is 0.092ha. The existing attached extension is approximately 50.6 square metres and projects 7 metres beyond the main house. The proposed extension is approximately 56.6 square metres and will project 7 metres beyond the main house. The increased area of the proposal results from the simplified un-stepped plan of the original. The footprint extends no further than the original into the open space with an adequate minimum distance of 1100mm from the boundary. The proposed replacement extension is not inspired by enlargement of the area already constructed and with the increase in external wall thickness to provide optimum thermal values, there will be little increase in internal floor area.

7.0 Layout

The proposed single storey replacement extension will provide some of the ground floor space lost when the property was split into two houses. The simple design within a defined envelope has an open plan connecting to the small garden. Accommodating the kitchen and dining space and a small area for relaxation in the extension will facilitate the use of the attached chimney for a wood burning stove, whilst releasing existing ground floor accommodation for essential facilities. Although the garden is small it is typical of Emsworth town houses. 20 Queen Street has had no private open space since it was converted to a pair of three storey houses and the north extension(s) converted to a dwelling.



8.0 Scale

The proposed single storey extension will replace a similar area of building proposed to be demolished. It will however, provide practical floor space under a single roof unlike the existing extension.

The roof ridge height will replicate the existing ridge height which is important in the abutment to 18 and 20 Queen Street and to avoid any overshadowing of 16 Queen Street.

9.0 Appearance

The design does not attempt to replicate the design of the main house but is not uncompromisingly 'modern'. The materials will include a red multi stock brick closely matching the original C18th brick in colour and texture and laid in lime mortar. The bricks will be laid in Flemish bond to avoid the blandness of common stretcher bond. Special cant bricks will be employed for the continuous sill. The windows will be white factory-finished hardwood. The over-sailing shallow-pitched roof will be clad with natural Canadian slate to closely match the existing Welsh slates on the north slope of the main house roof. The roofs of the single storey side and rear additions to No 16 Queen Street are all clad in slate. The purpose-made gutter and rainwater downpipes will be powder-coated cast aluminium.



Access

10.0 Inclusive Access

The existing main three-storey house, No 20, does not have a wc on the ground floor. The new extension will release space in the main house at ground floor, and a wc is planned close to the entrance which has a level access. Due to site levels it is not possible for the extension to have the same floor level as the existing main house ground floor, however the side access accommodates this change in level and the new door facing the small garden will provide level access for the upper ground level of the extension.

11.0 Justification

The proposed new extension is submitted as a full planning application and additionally seeks listed building consent. The justification is based on available evidence that the existing building has little or no historic value and is likely to have had a number of rebuilds in the C19th and C20th and adds nothing to the preserved C17th property. The application is for a restrained replacement extension with a simple functional roof also providing the opportunity to conserve the north façade and utilise an existing chimney. The storage area accessed by the neighbour will be re-provided by agreement and the owner of No 18 will also benefit from the omission of an opening bathroom window into their minimal open space.
