

HERITAGE STATEMENT

Property: 6 QUEEN STREET, EMSWORTH, HAMPSHIRE

General details

Listing: Grade II

English Heritage Building ID: 135477

Date listed: 6th February 1984

Listing NGR: SU7505905710

OS Grid co-ordinates: 475063, 105710

Latitude/Longitude: 50.8461, -0.9352

Conservation Area: Havant Borough Council (HBC)
Emsworth Town Centre Conservation Area
'The character or appearance of which it is desirable to preserve or enhance' – reviewed in June 1994

Age of property: Approx. 1850's

Building description: A small 2 storey terraced house above shop with a courtyard garden to the rear, outside toilet and storage within a single storey outbuilding facing the courtyard garden.

The site and its surrounding area

Predominant materials: Red brick walls and slate covered pitched roof.
Windows are timber vertical sashes to the first floor of the principle elevation and ground and first floor of the rear elevation.
The shop front has cornice, frieze and pilasters at ground floor level on the principle elevation.
On the shop front there is a side door to the side of the main window into the shop

Character of the area: Queen Street on the whole has been untouched since c1900's. Emsworth has been a busy port during 18th and 19th Centuries and photos show that Queen Street had shops where number is today.

From 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 Pevsner points out has several pleasing quirks in its design. Near the

end of the street is the Old Flour Mill 1897 which is an imposing building which has been sympathetically converted into commercial offices. At the end of the street is the Lord Raglan Public House which is the most obvious building in the town to be constructed of flint. 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.

Prevalent Existing design: The original building was split into two shops and 6 Queens Street is the smaller of the two. It has retained many of its original features throughout externally and internally.

The preservation of the character and appearance of the conservation area:

Our proposals are to retain the shop and extend the public's access internally into the kitchen and the first floor.

We will preserve the character by not altering the building externally other than signwriting on the glass window/door.

We will protect all the original features whilst works are in progress.

The street form/street pattern

Medieval street plan see appendix A

The street form is a mixture of shops and houses facing onto Queen Street.

Scale and massing: The scale of Queen Street is predominantly 2 storey terraced shops and houses with the occasional 3 storey buildings.
The shop is 2 storey and will remain so.

Historic maps:

See Appendix B

History of the development of the site/building

The historic photos show no. 4 and 6 as shops and we cannot find photographs prior to that period.

Reference to relevant planning history

We have looked on the Planning Portal and there are no relevant planning applications for this building.

Annotated photographic record:

See Appendix D

Design concept

Shop fit out Schedule of works

1.0 Scope of works

The shop is to sell good quality savoury and sweet pies and will be known as the 'Pie House'. The customer will have the choice of taking away a cold pie, eating in or taking away 'Pie and mash'. We hope that the Pie House will be a shop and small eatery.

FNK Pies



The 'scope of works' to be carried out to the shop are as following:

1. *To 'fit out' of the shop with appropriate counters and storage units.*
2. *To decorate the rooms where the public will have access either for eating or buying of product.*
3. *To convert the outbuilding into a small kitchen*
4. *To refurbish the outside toilet.*
5. *To erect a temporary canopy/sail to the rear of the building externally for inclement weather.*

2.0 Recording

- *Take photographic record of all the external and internal structure and fabric of all the rooms that form part of the 'shop' necessary to identify the fabric condition. One electronic copy shall be made prior to works commencing.*
- *A photographic record shall be made during the works and on completion.*
- *Record individual elements*

3.0 Investigation surveys

3.1 Ecology

- *On building survey if any wildlife that is protected is found on site then an Ecology survey needs to be carried out. These surveys must be carried out by a specialist ecologist (carter Ecology or equal approved) and all findings are to be reported to the client/Architect in writing. The specialist will advise on mitigation/protection processes to be followed on site.*

3.2 Timber decay/ Damp penetration.

- *Dependant on the building condition survey. If timber components are effected by decay or damp then the specialist consultant (Ridout Associated or equal approved) are to recommend on mitigation and eradication procedures.*

3.3 Structure

- *Allow for structural investigation works to the timber structure to establish priorities of the repair works where necessary.*

3.4 Below ground drainage

- *Where necessary allow for a below ground drainage survey to include water table levels, direction of water flow etc. This survey should be carried out by a specialist consultant (Subscan or equal approved) The specialist is to report on the schedule of repairs where necessary.*

3.5 Asbestos/ hazardous materials

- *On results of the conditioned survey allow for specialists to survey all areas/voids to determine the presence of any asbestos or other hazardous materials. Any findings are to be photographed and recorded graphically and in writing. They are to include recommendations on the safe removal of the hazardous material found.*

4.0 Preliminaries

- *Outbuilding - Provide, erect and take down on completion all temporary protection to protect the existing structure and fabric from inclement weather/water damage.*
- *Scaffolding is not understood to be used for these works but if access towers are then; erect, and take down on completion all temporary support and protective packaging in accordance with all Health and Safety requirements and CDM regulations required to complete the work.*
- *Allow for clearing out all internal rooms and roof spaces of furniture, fittings etc. Cart away all rubbish, dirt and debris.*
- *Clear all weeds, overgrown ivy, rubbish etc. from the back yard and cart away all rubbish, dirt and debris.*
- *Isolate and make safe all mains services and supplies (water, drainage, gas electricity etc.) Remove all redundant service fittings and cart away.*
- *Allow for any already installed intruder alarm systems in the building to carry on operating during the time of the works.*
- *Provide access to upper loft areas.*
- *Remove all asbestos/hazardous materials identified, in accordance with all Health and Safety and CDM regulations.*

5.0 Samples

- *'Breathable' Paint and colour samples*
- *Ceramic tiles*

6.0 Interior

6.1 Walls

- *Carefully remove all surface fixed modern shelves*
- *Provide protective sheets/covers to original features and floor to 'mask' the prior to decoration*
- *Leave walls ready for painting.*

6.2 Floors

- *All floors to be retained as existing.*
- *Carefully protect all floors*
- *Carry out minor repairs to the fixing of the existing floorboard to the shop front room.*
- *Re-bed the loose bricks around the fire hearth with lime mortar .*

6.3 Ceilings and cornices

- *All ceilings and cornices are to be retained.*
- *Mask features for protection ready for the painting of the ceilings.*

6.4 Original Kitchen

- *All units and shelving are to be retained*
- *Provide the combination boiler with a cover and allow for ventilation top and bottom of the boiler and access for maintenance.*

6.5 Outbuilding (to be used as a kitchen)

- *Allow for the temporary fixing of a plasterboard or similar to be carefully fixed back to the internal face of the roof within the outbuilding. Allow for a constant ventilation gap and possible vapour barrier.*
- *Supply and fit base units and worktops to 3 sides of the room. All works are to be reversible.*
- *Extractor fan to be positioned over the electrical hob and to be ducted to the outside. The flue is to penetrate the historic fabric where the original flue was removed.*
- *Utilise the existing drainage and water supply*
- *Upgrade the electrics to allow for the additional kitchen items such as a dishwasher.*

6.5 Toilet

- *Rub down and apply rust inhibitor to the cistern and associated pipework to manufacturer's recommendations and leave ready for painting.*

6.6 Services.

- *Allow for a basic electrical installation to the outbuilding kitchen*

- *Allow for the installation of a domestic extract fan within the outbuilding which is to be terminated through the slate roof where the original flue was.*

7 Doors and windows

- *All doors and windows are to be retained and kept in their existing condition*

8 Decorating(interior)

- *Apply 2 coats of 'breathable' undercoat to all rooms and to manufacturer's recommendations*
- *Apply 2 coats of 'breathable' emulsion to all rooms and to manufacturer's recommendations*

9 External Works

- *Signwriting on the shop window to be carried out by a specialist.*
- *Allow for the fixing of approximately 4 eyelets to be fixed into the brickwork to the rear elevation of the property to allow for the erection of a lightweight sail/canopy for a temporary covered walkway in wet weather.*
- *See Appendix C*

10 Furniture

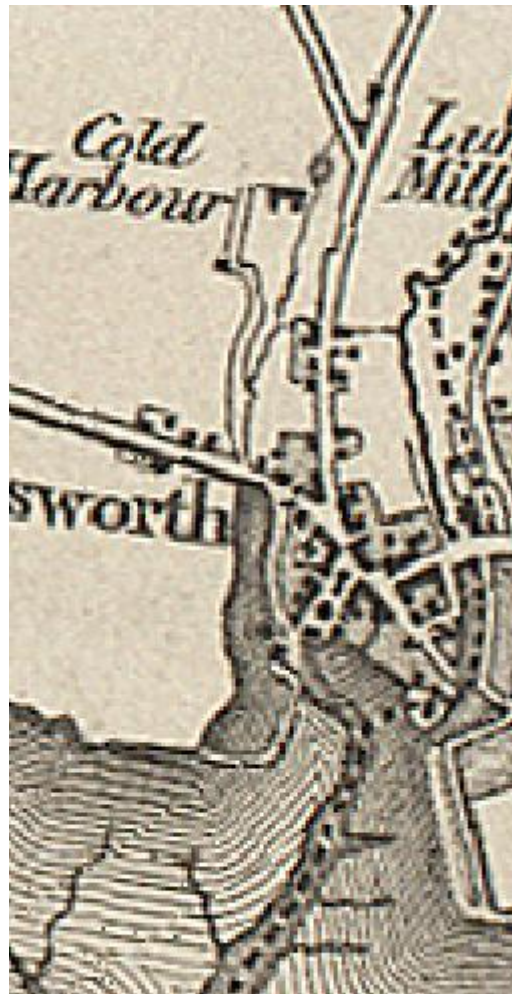
- *All furniture is to be free standing and with minimal fixings back to the historic fabric.*
- *On removal of fixings the walls are to be made good.*

Please note the following:

- *A complete building and Condition survey will be carried out prior to the signing of the lease and thus the commencement of the works.*
- *We wish to incorporation of the old and new wherever possible.*
- *We would like to make minimum impact of any change of use or increased intensity of use and propose mitigation wherever possible.*
- *No materials are to be removed.*

Appendix B

Emsworth 1805 – 1869



Appendix C

Example of a temporary Canopy



Appendix D

Internal and External Photographs



Front shop

Looking towards the shop window



Front shop

Looking away from the shop window

The front shop will have a counter that will sell cold pies and pasties to take away and a small area to eat. All furniture will be freestanding and any shelving etc that is fixed back to the walls will be done so with minimum fixings and all walls will be made good on removal.

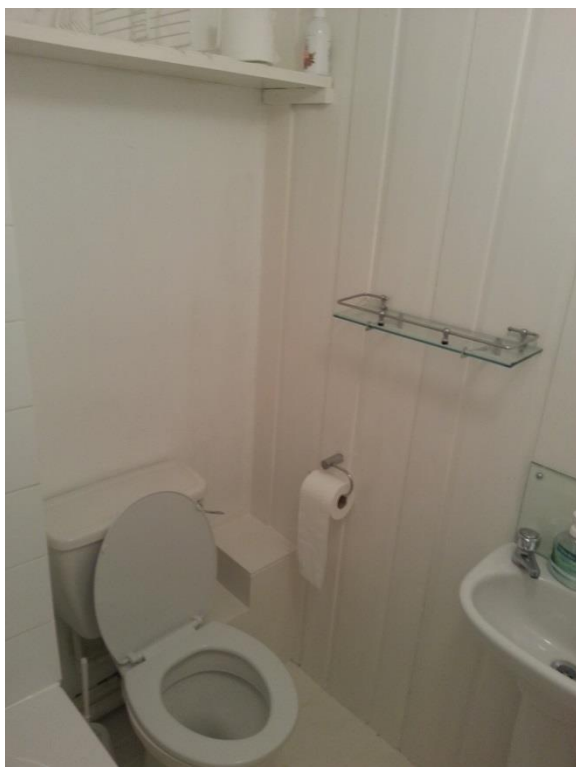


The 'kitchen' which will have a kitchen table in the centre so that customers can eat. The microwave will be removed. The boiler will be boxed in with the

appropriate ventilation.



The front room on the first floor – We would like to provide more seating areas for customers to sit down and eat.



The existing first floor bathroom will be retained and the bath will be covered up to provide a changing area for babies.



Outbuilding.

This room will be converted into a small kitchen.

All existing materials will be retained but the freestanding shelves will be removed.



The courtyard as seen from above

The rear elevation (standing in the courtyard/garden looking back at the shop) approximately 4no. Eyelets are to be fixed carefully into the brickwork to allow for the sail/canopy to be clipped into. See appendix C for canopy example.



