



The Crooked House, 21 Queen Street, Emsworth

Design & Access and Heritage Statement

INTRODUCTION

Helyer Davies Architects have been appointed by a private client to extend and renovate the existing dwelling at 21 Queen Street, The Crooked House, Queen Street, Emsworth. This document outlines the proposed works to include:

- Renovation of existing house and barn
- Internal alterations
- Replacement rear extension
- Infill extension to enlarge the kitchen area

A measured survey and topographical survey was undertaken by J. Brotherton & Partners in December 2024. The OS extracts are to show site location plan and block plan only.

EXISTING HOUSE AND LOCATION

The listed building at 21 Queen Street, Emsworth, is a charming example of early 18th-century architecture. This Grade II listed property features red brick walling in Flemish bond, a hipped roof with brick dentil eaves, and a symmetrical front with venetian openings on the first floor. To the west of the site there is an old two storey barn, the historical use of this barn is unknown, however, there is a significant bread oven structure constructed from brick in one corner.

Queen Street itself is a picturesque and historically significant part of Emsworth. The street is lined with a mix of period properties, many of which are also listed buildings, reflecting the rich architectural heritage of the area. The street's proximity to Emsworth's bustling quay and scenic harbour makes it a desirable location for residents and visitors alike. With its charming blend of historical architecture and modern amenities, Queen Street offers a unique glimpse into the town's past while providing a vibrant and welcoming atmosphere.

PLANNING HISTORY

There are no historic planning applications for the site available online, under both '21 Queen Street' and 'The Crooked House'.

SITE LOCATION MAPS



Figure 1: Site location, Emsworth. Map retrieved from - <https://www.google.com/maps>.

SITE CONTEXT

The site is located within the Chichester Harbour Area of Outstanding Natural Beauty AONB, [shown in the blue hatch of Fig.2] therefore the proposal has been designed with consideration to the sensitive location. The site is also located within the Emsworth Conservation Area. The property is also Grade II Listed. There are no individual TPOs or TPO areas located on the site.

LOCAL PLANNING HISTORY & LISTED BUILDING CONSENT

The following applications have previously been approved planning permission by Havant Borough Council, around the site at 21 Queen Street:

7 Queen Street, Emsworth, PO10 7BJ

Ref: APP/24/00769

Description: Listed Building Consent

Proposal: Listed Building application for single storey rear extension. Modification of approved scheme APP/22/00987 & APP/22/00988.

Decision Date: 20/11/2024

23 Queen Street, Emsworth, PO10 7BJ

Ref: APP/23/00175

Description: Listed Building Consent

Proposal: Listed Building consent for modifications to rear single storey extension and small increase in its footprint. Revised 1st floor layout to remove partition abutting window and create an ensuite.

Decision Date: 11/05/2023

19 Queen Street, Emsworth, PO10 7BJ

Ref: APP/21/01178

Description: Full Planning Permission

Proposal: Front extension - remove existing loggia & brick piers and replace with full width render-finished blockwork facade in line with first floor projection and the neighbouring frontages, new classical timber Georgian 6-panel front door, shallow porch with 2 x riser steps from pavement, front entrance to be finished with rain hood and painted timber side flutes. New ground floor windows sliding box sash windows,. Existing wall covering on Front Elevation to be replaced with new, flat lime-render coat in white or pale pastel paint finish.

Decision Date: 12/01/2022

20 and 22 Queen Street, Emsworth, PO10 7BL

Ref: APP/16/00491

Description: Listed Building Consent

Proposal: Listed Building Consent for single storey rear extension at 20 Queen Street and demolition of single storey dwelling at 22 Queen Street (Approved 01/07/16).

Decision Date: 01/07/2016

PLANNING MAPS

Maps retrieved from: <http://maps.havant.gov.uk/havant.aspx>

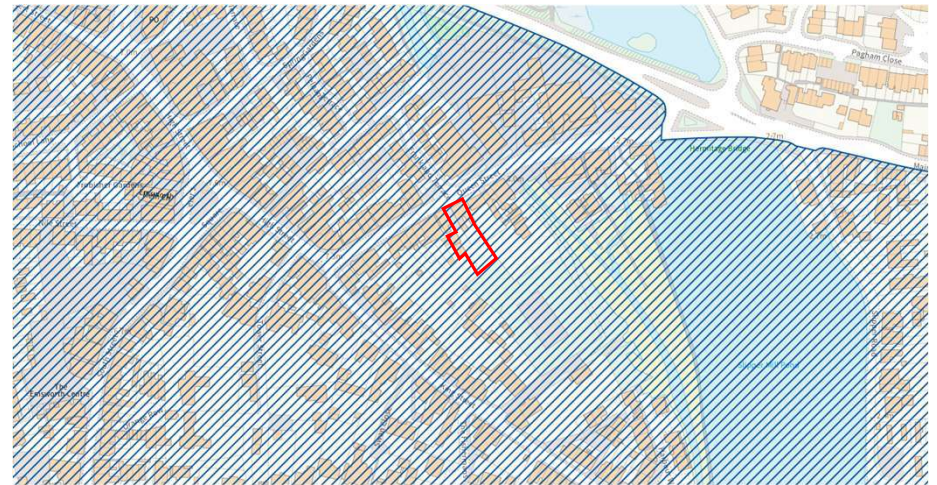


Figure 2: Chichester Harbour Area of Outstanding Natural Beauty AONB – CS12



Figure 3: Emsworth Conservation Area, Listed Buildings, TPO's & TPO Areas

-  Chichester Harbour Area of Outstanding Natural Beauty AONB – CS12
-  Conservation Areas
-  Listed Buildings
-  TPO Areas
-  TPO Groups
-  TPO Trees

GRADE II LISTING BUILDING

21 Queen Street, The Crooked House is a Grade II Listed, detached dwelling located on Queen Street in Emsworth. The property sits within the Emsworth 'Conservation Area and the Chichester Harbour AONB' – See map below:

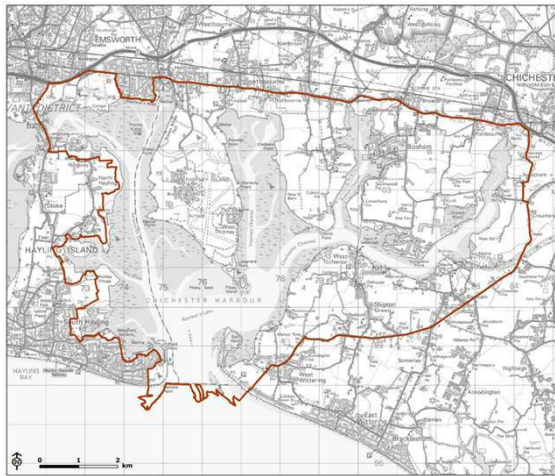


Figure 4: Chichester Harbour AONB

HISTORIC ENGLAND

SU 7505 HAVANT QUEENSTREET Emsworth (South Side)

11/57 No. 21 (The Crooked House) GV II House. Early C19. Red brick walls in Flemish bond with blue heads; hipped slate roof and brick dentil eaves. Symmetrical front (north) of 2 storeys, 3 windows. Sashes in exposed frames, 2 angular bays to the ground floor, with cornices and sashes. Wood doorcase has cornice, frieze, reeded pilasters, and later 3-panelled (1-top-glazed) door, on stone steps with wrought iron side rails.

Listing NGR: SU7507305716

KEY

-  Original House 1800 – 1830 [Georgian]
-  Two Storey Extension 1860 – 1880 [Victorian]
-  Link to outbuilding and original greenhouse 1900 – 1909. Greenhouse replaced with current structure in 1960.
-  Date of open garages unknown. There has always been a structure in this area.



Figure 5: Site location

HISTORIC PHOTOS



Figure 6: View down Queen Street – Date Unknown



Figure 7: View Up Queen Street – 1975



Figure 8: View Up Queen Street – Date Unknown



Figure 9: View Up Queen Street – 1973

ARTICLE - 'A Crooked Story' [May 2024]



KEY INFORMATION FROM THE NEWSPAPER ARTICLE

"The site dates back to 1715 and for the first 100 years of its life, it was just used by local businesses to store materials, it wasn't a dwelling, it was only one up one down, and you got upstairs by climbing through a door".

"The house was rebuilt as a dwelling between 1815 and 1820, and the water from the well then came up in the middle of what is now the kitchen [following the addition of rooms at the back of the structure]".

"The house is not as beautiful as some of the others in the street, there isn't any 18th-century woodwork".

"There's a very deep brick-lined well in the cellar which is now sealed up. There are many wells up and down Queen Street, with mains water reaching the area in about 1870, only ten years after the well was first sunk".

"Previously, water was accessed from a pump in the square unless there was well in the cellar. Water levels are steady, and its pure drinking water, not sea water".

"The property also has a separate two-storey outhouse, now used as a store, but which was used by former owners of the house as a nursery school, a kennel for chinchillas, and a commercial garage known as Twine's (evidence of an inspection pit remains in the structure on the ground floor). A document found in the outhouse, behind the plaster, dated 1850 – four people were mentioned as well-diggers".

"Roy and Sheila Morgan, of the Emsworth Maritime & Historical Trust, used manorial and tithe records to discover that the land on which 21 Queen Street stands was part of a larger plot, totaling two acres, which belonged to the Lord of the Manor of Warblington in the 17th century".

"Manor court records make no mention of a house on the site in 1807, but number 21 makes an appearance in 1833 documentation, so it is presumed that the present structure was built between those dates".

HISTORIC MAPS



Figure 10: 1851 [First Mapped Record]



Figure 11: 1898



Figure 12: 1909



Figure 13: 1961

FLOOD RISK

The Environment Agency is responsible for managing the flood risk from rivers and the sea. The flood zones are based on a location's chance of flooding from rivers or the sea in any year.

The Site at 21 Queen Street, Emsworth lies within flood zone 1. The Environment Agency data suggests that there is a low risk of flooding in this area from the sea and rivers or surface water. Therefore, the proposals don't require a Flood Risk Assessment.

The Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information. The LLFA for the site is West Sussex County Council.

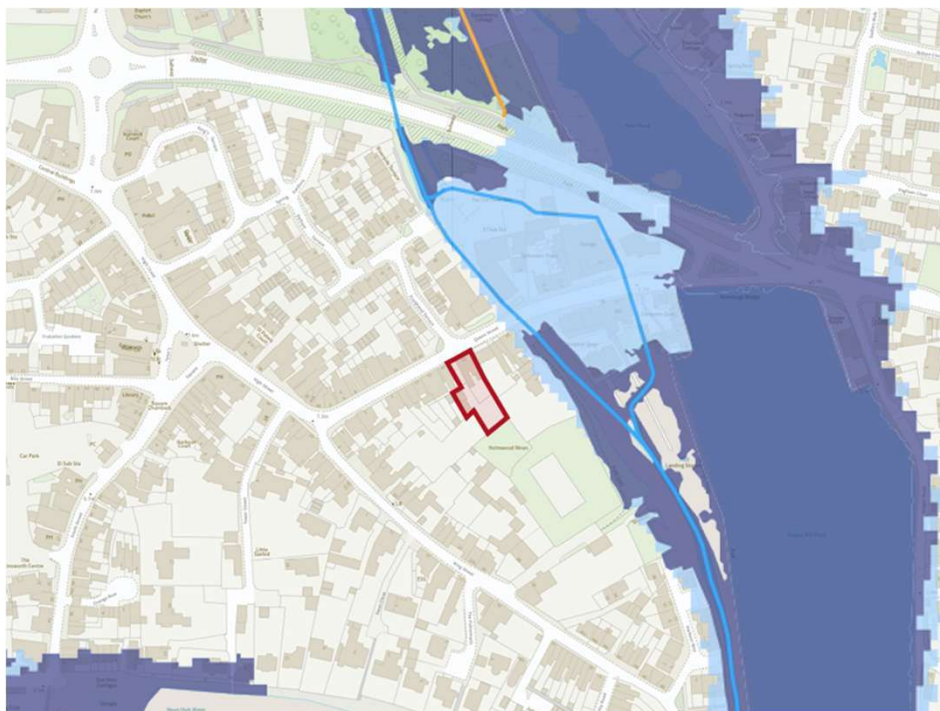


Figure 14: Flood Map showing flood risk from rivers and the sea.

Flood Zone Definitions:

Flood Zone 1

Locations in flood zone 1 have a low probability of flooding. This means in any year land has a less than 0.1% chance of flooding from rivers or the sea.

Flood Zone 2

Locations in flood zone 2 have a medium probability of flooding. This means in any year land has between a 1% and 0.1% chance of flooding from rivers and between a 0.5% and 0.1% chance of flooding from the sea.

Flood Zone 3

Locations in flood zone 3 have a high probability of flooding. This means in any year land has a 1% or more chance of flooding from rivers, or a 0.5% or more chance of flooding from the sea.

Long Term Flood Risk

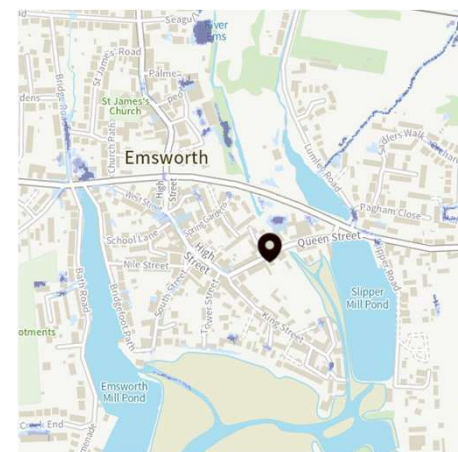
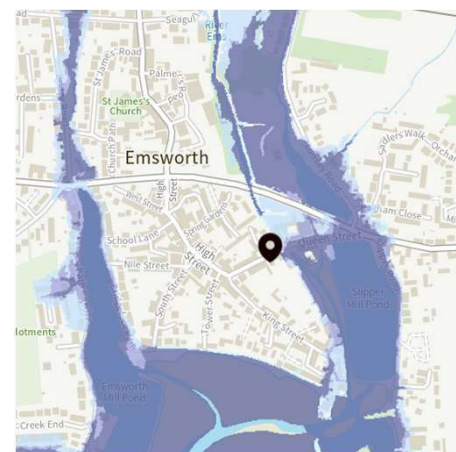
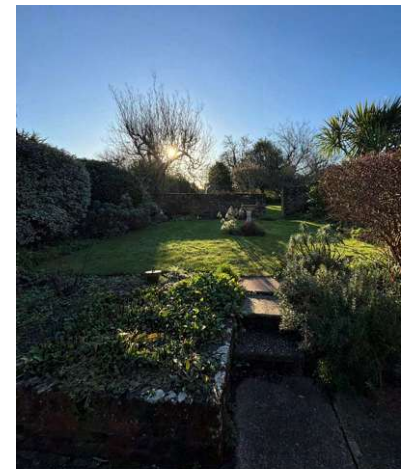


Figure 15 & 16: <https://check-long-term-flood-risk.service.gov.uk/risk#>

The yearly chance of rivers and sea flooding is Very low staying at Very low between 2036 to 2069. Very low is defined as less than 0.1% chance of a flood each year

The yearly chance of surface water flooding is Very low staying at Very low between 2040 to 2060. Very low is defined as less than 0.1% chance of a flood each year

SITE PHOTOGRAPHS



Figures 17 – 21: Existing Site Photos

PRE-APP RESPONSE

Reference: GEN/25/00188

Site Meeting: 12/03/2025

Feedback Received: 03/04/2025

Proposal Summary: To renovate and repair a Grade II listed property in Emsworth. Including external renovations, an extension and internal alterations. As well as the renovation of an existing barn.

CONSERVATION OFFICER RESPONSE:Replacement Rear Extension / Rebuilding Of Part Of Boundary Wall

The existing 1960's rear extension is of no architectural merit and results in visual harm to the rear elevation of the building. The proposed replacement extension is of a traditional design, which is far more complementary to the character of the main house and will reveal the first-floor rear elevation, with the addition of 2no. new windows. Overall, subject to further details regarding materials samples, finishes and window design details, this is supported in principle.

The rebuilding of the shared boundary wall with No. 23 is also supported from a heritage perspective, subject to details of final materials.

Proposed Infill Link Extension

This proposed extension would replace an existing link extension which is of no architectural merit. The proposed extension would extend out further, linking the two-rear section of the property together and creating a kitchen diner. These works would mainly affect the Victorian part of the building. With regards to the removal of the Victorian wall, I could support a partial removal of the wall as this will still tell the story of the building in terms of its chronological floor plan demonstrating various points in time, along with the re-use of the window elsewhere.

The first-floor sash window which is also of high significance. The removal of the two lower panes would result in less than substantial harm however, if this meant the remainder of the window were to be restored, then we could likely balance off this harm with a benefit to the heritage asset overall.

Internal Alterations

The proposed removal of the internal window and relation of larder access would result in minimal harm and could be supported. It would be preferable if the existing window could be reused somewhere within the overall scheme.

There is no objection to the opening up of the ceiling and the revealing of the roof structure and the insertion of 2no. roof lights, so long as they are positioned within the existing rafters.

At first floor, minor alterations are proposed including the introduction of new stud wall partitions and the opening up of the landing space. Overall, subject to design finishes, in principle, these alterations would not result in harm to the building.

Proposed works within the basement, including the replacement of a non-original staircase, could be supported.

Alterations to the outbuilding

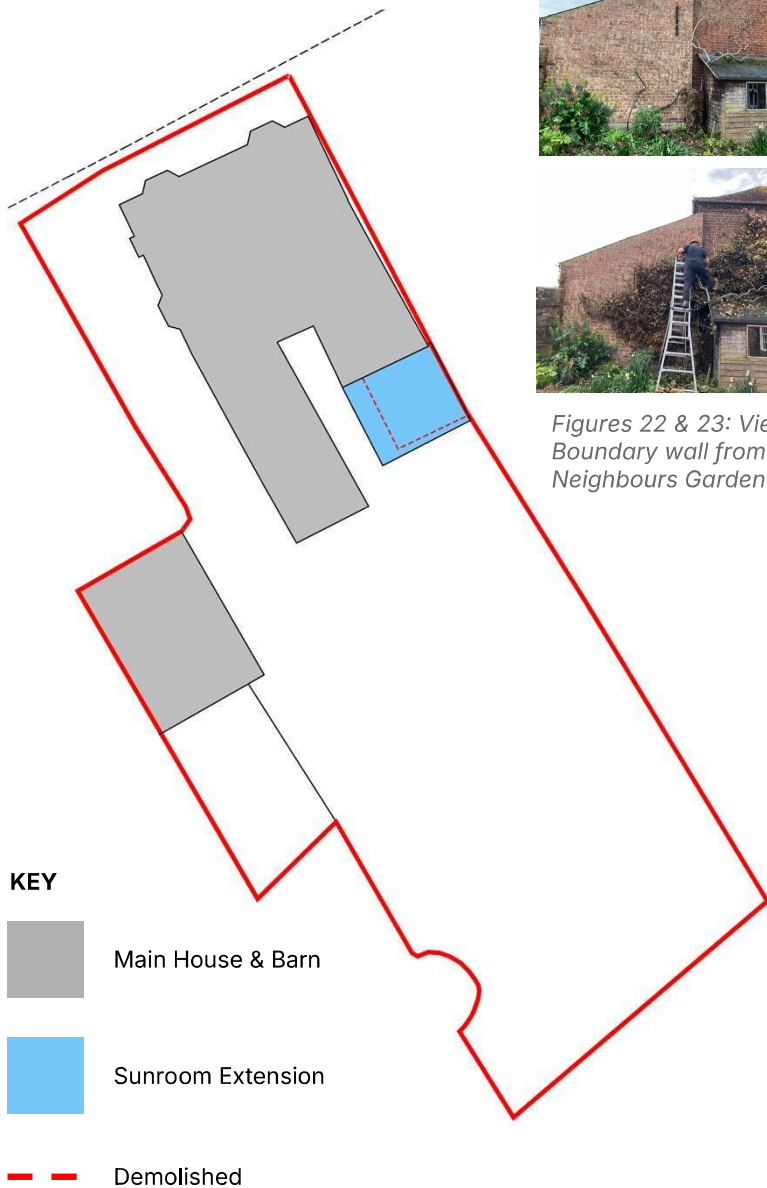
It is evident that this structure is in poor repair and clearly been modified since its original construction. Therefore, the proposal to externally clad this at first floor (some cladding is already evident) and replace the roof is supported in principle, subject to details of materials / finishes etc.

The proposed introduction of 3no. roof lights would not affect the historic character, but these should be conservation style roof lights and be positioned within the existing rafters. With regards to internal insulation, these should incorporate the use of breathable materials. Details of these will be required for approval either at the time of an application, or at condition stage if approval is granted.

Summary

Overall, the proposal to renovate and repair the designated heritage assets is welcomed in principle, subject to further details at application stage of materials and finishes.

PROPOSALS – SUNROOM EXTENSION



Figures 22 & 23: View of Boundary wall from Neighbours Garden



Figure 24: Existing Extension

The proposal is to demolish the existing, 1960's rear extension and replace it with a more functional and usable space.

Impact - The demolition will remove a non-original structure. Replacing part of the boundary wall will alter the property's appearance from the side and the neighbour's garden.

Justification - The 1960s extension is in a deteriorated condition and has no historical merit, making it unsuitable for continued use. Rebuilding it will create a safer, more functional, and energy-efficient living space.

The existing boundary wall is unsightly, constructed of poor quality engineering bricks and does not contribute positively to the setting of the listed building or the neighbouring property. Its replacement with clay bricks will enhance the overall appearance of the site.

There will also be significant repairs for the southwest corner of the building, caused by the introduction of the two thin windows on ground and first floor.

Mitigation - The new extension will use materials and proportions that complement the listed building. The boundary wall will be rebuilt with high-quality materials, ensuring a seamless transition with the property and neighbouring garden.



PROPOSED MATERIAL PALETTE



Clay Brick

Figures 25 & 26: Example Images

PROPOSALS – THE LINK EXTENSION

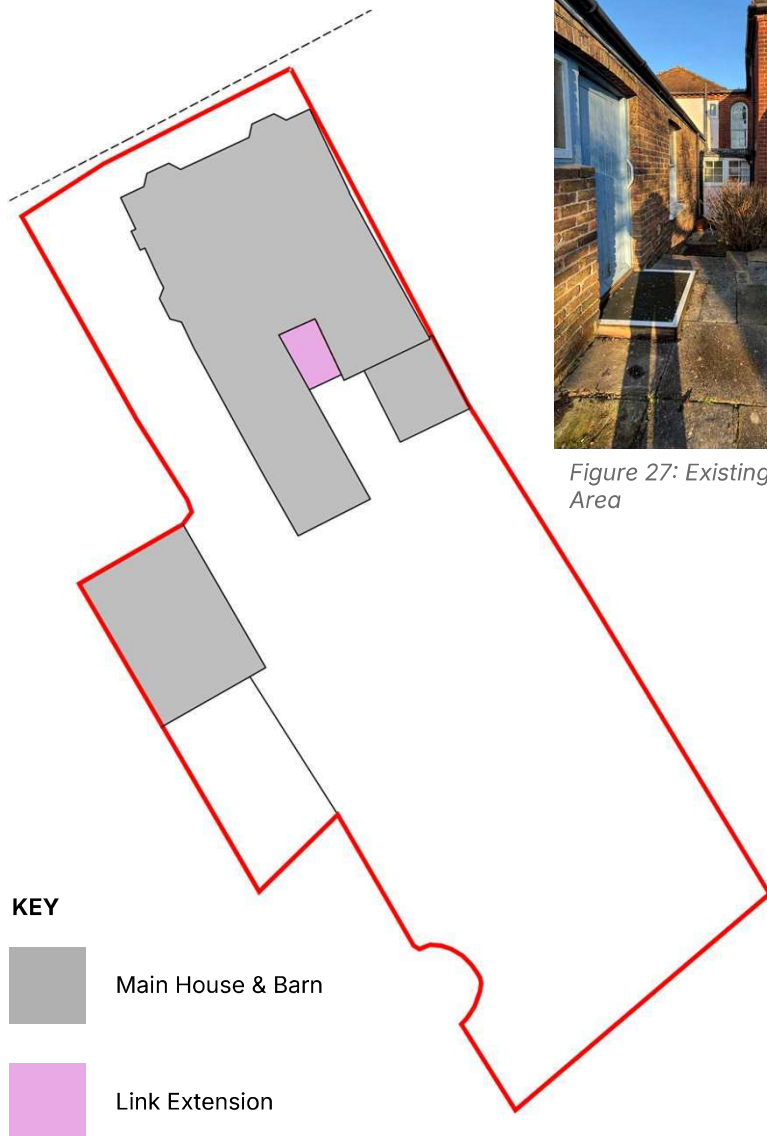


Figure 27: Existing Courtyard Area



Figure 28: Coal Chute Area

The proposal is to remove the existing substandard link, build a small link that connects the 2 sides of the house and provides a kitchen and space for a small table. With windows out onto the courtyard space.

Impact – Existing Link: The existing link is poor quality construction with little to no insulation. It has no historical quality. A new insulated roof will increase the roof height, which will affect the first-floor landing window, requiring the sill to be raised.

Coal Chute: The proposed link will lie over the top of an existing coal chute. Although covering it up will alter a historic feature the coal chute will be retained at basement level.

Justification – Existing Link: The existing link is of poor quality and the house of this stature requires a updated kitchen. So, rebuilding it provides the necessary space. It also uses the space which now is a dank, dark external courtyard.

Coal Chute: The coal chute is causing ongoing damp issues, which are negatively affecting the historic fabric of the building, covering it is necessary to prevent further deterioration and preserve the structure's integrity.

Mitigation – Existing Link: Simply removing a poorly constructed wall and one external wall which have no historical merit.

Coal Chute: The covering of the coal chute will be carried out using materials that are sympathetic to the original structure to maintain visual continuity from the basement.

The overall impact on the property is positive and allows for updated living.

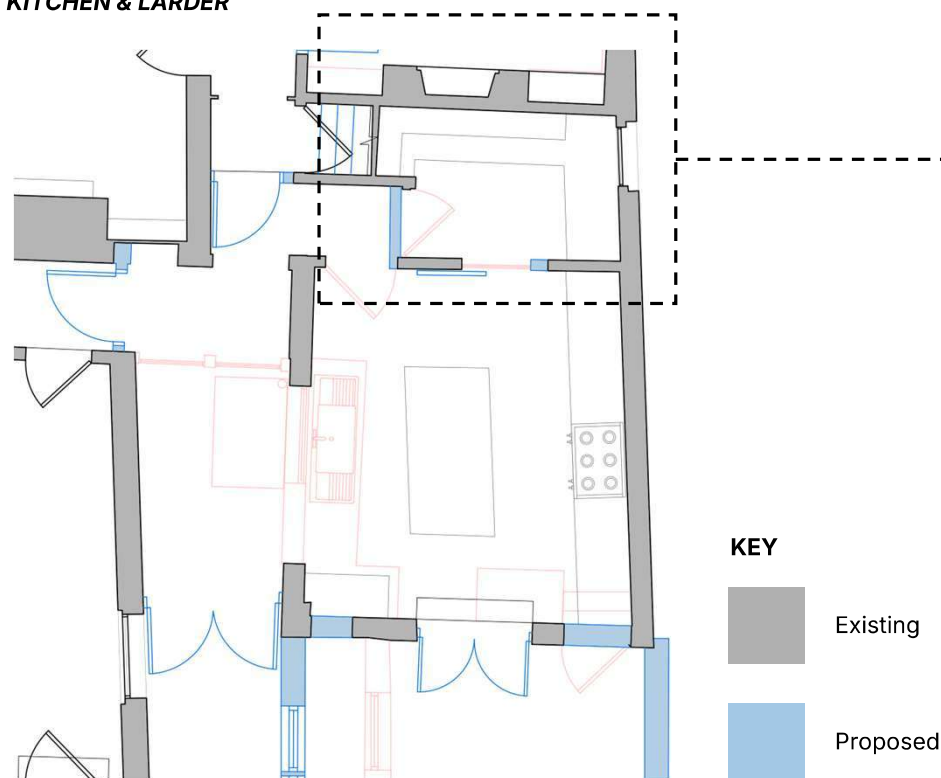


Internally the link will provide space for a bench seat and small dining room table that aligns with the proportions of the kitchen.

Figure 29 & 30: Example Internal Images

PROPOSALS – INTERNAL ALTERATIONS GROUND FLOOR

KITCHEN & LARDER



Proposal: Partial Demolition of Victorian wall.

Impact - The partial demolition of the Victorian extension wall will result in the loss of some original fabric [bricks and window] from this later addition to the listed building.

Justification - The partial demolition of the Victorian wall will improve the flow and usability of the kitchen and dining space, aligning with contemporary living standards while maintaining key historic elements of the extension. It also provides access into the proposed link extension.

Mitigation - Any removed Victorian brickwork will be recorded, and salvageable materials will be reused where possible to retain character.



Figures 31 & 32: Existing Window between Kitchen & Larder.

Proposal: Removal of internal window and relocation of larder access.

Impact - Removing the internal window between the kitchen and the larder will alter the historic internal layout of the space.

Justification - The internal window is no longer fit for purpose and repurposing it as a larder access with a sliding door will enhance functionality while keeping changes minimal.

Mitigation - The design of the new larder access will be carefully considered to ensure it complements the historic setting, with a sliding door that respects the proportions and materials of the existing interior.

There is also scope for reusing the window elsewhere within the property.

Figures 33 & 34: Example Images of Sliding Doors.



Other Proposals: To remove all existing fixtures and fittings and reposition doors and internal walls to accommodate the proposed link extension and create a more functional, modernised living space.

Impact: Internal reconfiguration with some alteration to historic layout, primarily affecting later fabric in a secondary part of the building.

Justification: The changes are necessary to integrate the new extension and improve spatial flow and usability in a key living area.

Mitigation: Alterations will be designed to respect the building's historic character, with careful detailing and the use of appropriate materials to ensure compatibility with the existing structure.

PROPOSALS – INTERNAL ALTERATIONS GROUND FLOOR

ENTRANCE HALL

Proposals: To relocate the existing electric meter from the entrance hall to the external western elevation, and to lift and replace the existing floorboards due to their poor condition, with salvaged boards reused elsewhere in the property.

Impact: Minor visual change externally and removal of an intrusive element internally; some loss of original flooring fabric, balanced by improved finish and integrity of a principal space.

Justification: Relocating the meter enhances the historic character of the entrance hall, which allows for the reopening of an original door [see fig 44]. New flooring is necessary due to the deterioration of the original boards in this high-traffic area.

Mitigation: The new electric meter location is discreet and not visible from Queen Street, and replacement floorboards will match the original in appearance, with reuse of existing material elsewhere to minimise loss.



Figure 35: Existing Location of Electric Meter

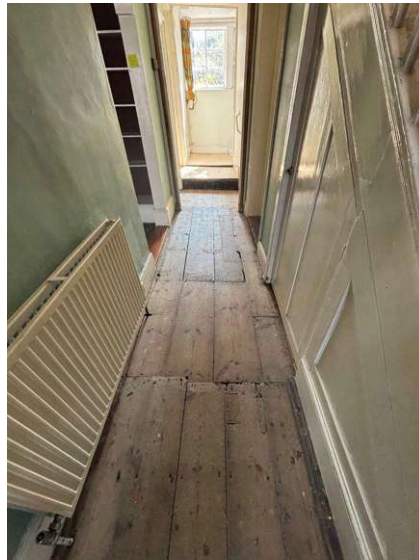


Figure 36: Existing Floorboards in Entrance Hall

PROPOSALS – INTERNAL ALTERATIONS GROUND FLOOR

DINING ROOM

Proposals: To remove heated skirting boards and replace them with traditional-style skirting to match existing, while refurbishing the remaining skirting; to enclose the two existing archways and install traditional doors; and to carry out additional works including refurbishing windowsills, constructing a new window seat, repairing plaster to the internal face of the external wall, replacing damaged ceilings, and removing bookshelves.

Impact: These proposals involve minor alterations and mostly restorative interventions, improving the room's appearance, condition, and function while preserving its historic character.

Justification: The removal of unsympathetic features and addition of traditional detailing enhances the period style of the room. Enclosing the archways improves functionality, while repairs address necessary maintenance in keeping with the building's character.

Mitigation: All new elements will be designed to match existing historic features in profile, material, and finish. Works will be fully reversible where possible and carried out using traditional methods to ensure the integrity of the historic fabric is maintained.



Figure 40 & 41: Archways to be turned into doors.

Figure 42 & 43: Heated skirting removed.

LOUNGE

Proposals: To retain the existing fireplace while replacing its surround with a more period-appropriate design; reopen a previously closed original fireplace; and reinstate an original doorway to restore access to the main hallway. Additional proposals include refurbishing the skirting boards, windowsills, and ceiling; repairing the internal face of the external wall; and replacing the existing shelving units.

Impact: These works involve minor alterations and primarily restorative interventions, aimed at enhancing the room's historic character, layout, and condition while preserving key original features.

Justification: The proposals reintroduce lost historic elements such as the original fireplace and doorway, improve circulation between rooms, and address visual and material deterioration to bring the lounge in line with the overall conservation-led approach.

Mitigation: All works will be carried out using traditional, sympathetic methods and materials. The new fireplace surround, and shelving will be designed to complement the period style, and any reinstated features will reflect original detailing to ensure visual continuity.



Figure 44: Door to be reinstated

Figure 45: Fireplace to be opened.

Figure 46: Surround to be replaced.

PROPOSALS – INTERNAL ALTERATIONS GROUND FLOOR

GROUND FLOOR WC

The proposals include are to replace the existing metal window and remove all current fixtures and fittings in the downstairs WC, which will be updated with new, modern appliances.

Impact: Minor changes involving the removal of non-original elements and replacement with more suitable and efficient alternatives.

Justification: The existing metal window and fittings are dated & inefficient and not in keeping with the building's character or modern standards; replacements will improve both appearance and usability.

Mitigation: The new window will reflect traditional styling, and all new fixtures will be installed with care to avoid damage to historic fabric, ensuring a respectful upgrade.



Figure 47: New window & fixtures.

BACK / SIDE LOBBY

In the back lobby the proposal is to refurbish the existing window, replace the glazing, and change obscure glass to standard clear glazing.

Impact: Minor visual change with no loss of historic fabric, improving light levels and visual connection.

Justification: Clear glazing is more appropriate for the space's use and enhances natural light and visibility.

Mitigation: Refurbishment will retain the original window frame, with new glazing installed to match traditional profiles and detailing.



Figure 48: Replacement glazing.

STUDY / OFFICE

The proposals are to create an office space by remove existing fixtures and fittings, refurbish the existing wall paneling, and install a new sliding door to improve space efficiency.

Impact: Minimal intervention, with retention of original features and a discreet modern addition to enhance usability.

Justification: The works will refresh the space, retain its historic character, and improve functionality in a confined area.

Mitigation: The paneling will be carefully restored using appropriate methods, and the sliding door will be designed to sit sympathetically within the existing setting.



Figure 49: Appliances to be removed.

PROPOSALS – INTERNAL ALTERATIONS FIRST FLOOR

MASTER BEDROOM

Proposals: To remove the existing south-facing window, infill the wall, and install a new pair of centrally positioned windows; additionally, to remove the existing sink and replace the ceiling.

Impact: Alterations to both internal and external elements, with improvements designed to enhance natural light, visual balance, and overall condition, while maintaining the building's character.

Justification: The new window arrangement provides better symmetry and light distribution; internal updates remove outdated fittings and restore finishes in line with the building's historic quality. The structure around the existing window is damaged; by removing the window it allows for the structure around to be repaired.

Mitigation: New windows and ceiling will be designed and detailed to reflect the period style, using appropriate materials and techniques to ensure a respectful and seamless integration with the existing historic fabric.



Figures 50: Damaged Structure



Figures 51: Existing Window & Sink to be removed.

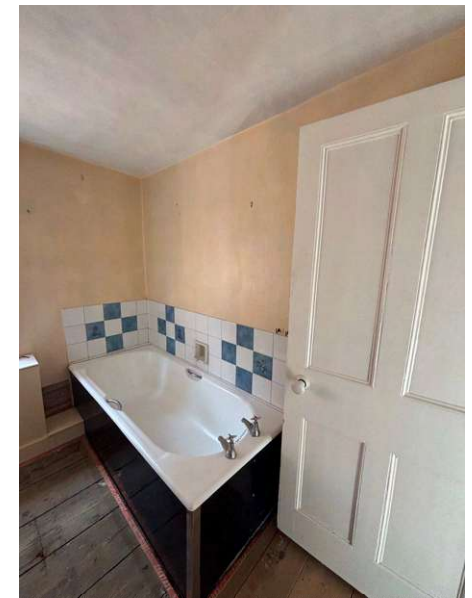
MASTER ENSUITE

The proposal is to remove all existing bathroom fixtures and fittings and replace them with new ones.

Impact: Complete refresh of the ensuite with minimal impact on the room's historic elements.

Justification: The existing fixtures and fittings are outdated and replacing them will improve both functionality and the overall appearance of the space.

Mitigation: New fixtures will be selected to complement the period style, ensuring the room retains its character while being modernized for practical use.



Figures 52 & 53: Existing fixtures & fittings to be removed.

PROPOSALS – INTERNAL ALTERATIONS FIRST FLOOR

BEDROOM 2

Proposal: To remove the existing shower and install a bath in its place, and to install a new fireplace using the existing chimney structure.

Impact: Minor internal alterations with reinstatement of a traditional feature and improved functionality.

Justification: The bath is more appropriate for the room's intended use, and the fireplace reintroduces a feature in keeping with the building's historic character.

Mitigation: The new fireplace will be designed to suit the period style, and all plumbing alterations will be carried out with minimal impact to original fabric.



Figure 54: Shower to be removed.

**BEDROOM 1**

Proposal: To install new partition walls to create an ensuite and reinstate the front portion of the landing, remove the existing sink and cupboards to accommodate the new layout, and refurbish the ceiling and wall surfaces to improve their condition.

Impact: Internal alterations with no impact on historic fabric, involving light-touch improvements and reconfiguration to enhance both layout and condition.

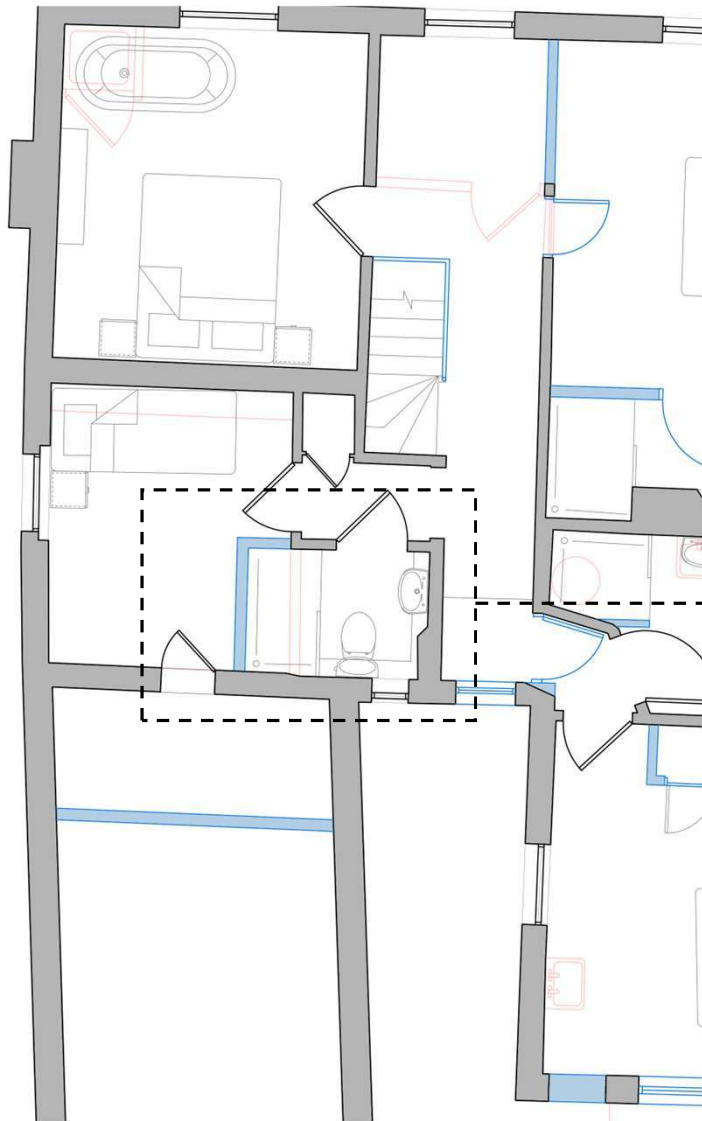
Justification: The works improve functionality by adding an ensuite, restoring the original landing circulation, and addressing visible wear to ensure the room remains in good order and in keeping with the overall restoration.

Mitigation: Partitions will be lightweight, and all refurbishments will use traditional, breathable materials with detailing sympathetic to the building's character.



Figures 55: Wall is to be reinstated, and existing door used to enter the bedroom.

PROPOSALS – INTERNAL ALTERATIONS FIRST FLOOR

**BEDROOM 3**

Proposals: To create a storage area in the roof space above the ground floor hallway using the existing loft access door; remove any existing shelving and replace skirting boards; and alter the existing wall between Bedroom 3 and the WC to allow for an enlarged family bathroom.

Impact: Minor internal changes with no impact on significant historic fabric; all alterations are designed to improve layout, functionality, and visual coherence.

Justification: These proposals enhance household storage, align internal finishes with the rest of the home, and contribute to the creation of a more practical and spacious family bathroom.

Mitigation: All works will be carried out using reversible methods where possible, with new elements designed to match the style and materials of the building's existing features.

FAMILY BATHROOM

Proposal: To enlarge the existing WC by incorporating part of Bedroom 3 to create a new family bathroom, and to refurbish the existing window.

Impact: Reconfiguration of internal space with no loss of historic fabric, and sensitive improvement of existing features.

Justification: The enlarged bathroom better serves the needs of the household, while the window refurbishment preserves original detailing.

Mitigation: Partition alterations will be reversible, and the window will be carefully repaired using appropriate materials and methods.



Figure 56: Shelving to be removed.



Figure 57: Storage within roof.

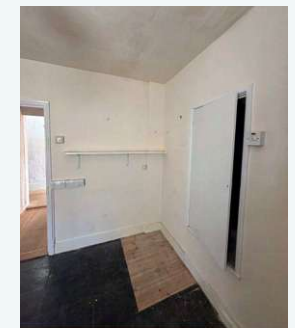


Figure 58: Wall placement altered to create bigger bathroom.

PROPOSALS – INTERNAL ALTERATIONS FIRST FLOOR

HALLWAY, LANDINGS & STAIRCASE

Proposals: To refurbish and raise the height of the staircase banisters by replacing the spindles while aiming to retain the original handrail; and to replace the existing rooflight on the first-floor landing.

Impact: These are minor interventions with minimal visual impact, intended to improve both safety and functionality while preserving the historic appearance of the circulation spaces.

Justification: The current handrail is below safe height standards, and the rooflight is outdated—upgrades are needed to improve user safety and natural lighting, in line with modern standards.

Mitigation: New spindles will replicate the original design, and the handrail will be retained where possible. The replacement rooflight will match the existing in style and proportion to maintain visual continuity.

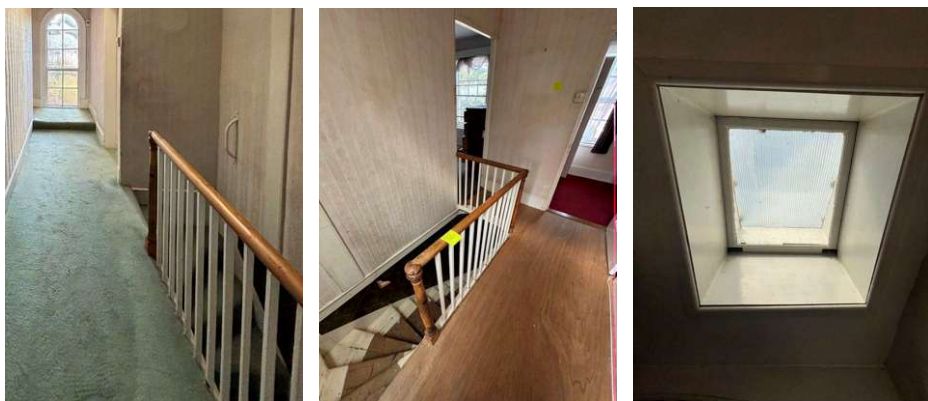


Figure 59 & 60: Existing stair handrail is very low and dangerous. We are proposing to raise it by replacing the spindles for higher ones, we will also explore retaining the handrail.

Figure 61: Existing roof light on the first-floor landing to be replaced.

The current Building Regulation height is 1m which we would like to achieve.

ALTERED ARCHED WINDOW

Proposal: To alter the existing arched window on the first-floor landing by removing the bottom two panes to accommodate the proposed ground floor link extension, alongside full refurbishment of the window.

Impact: Minor alteration to a single window opening, enabling integration with the new extension while improving safety on the landing.

Justification: The modification is essential to facilitate the link extension and addresses a safety concern by reducing the risk of low-level glazing.

Mitigation: The window will be carefully refurbished, and the alteration will be designed to retain its overall character, using materials and detailing in keeping with the original.



Figure 62: Existing Arched window to lose bottom 2 panes.

PROPOSALS – EXTERNAL ALTERATIONS

REAR BOUNDARY WALL

Proposal: To repair the rear boundary wall up to its original height to restore its historic form and improve privacy.

Impact: Restorative work with a positive visual effect and enhanced boundary definition, reinstating a previous feature.

Justification: The current reduced height offers limited privacy and does not reflect the original design; rebuilding will restore function and historical accuracy.

Mitigation: The wall will be rebuilt using traditional materials and techniques to match the original in appearance and construction.



Figure 63 – 65: Existing rear garden wall.

REAR GARDEN

Proposal: To alter the existing steps and adjoining wall into the walled garden, with stone pavers to be carefully lifted, reused, and incorporated into the courtyard space outside the new sunroom extension.

Impact: Minor alterations to existing garden features, with reuse of historic materials ensuring continuity and reduced visual impact.

Justification: The works improve access and circulation, while preserving and reusing materials supports sustainable conservation and maintains visual coherence across garden areas.

Mitigation: All alterations will be carried out sensitively, with original stone pavers retained and re-laid in a manner consistent with the building's historic character.



Figure 66: Stone pavers.

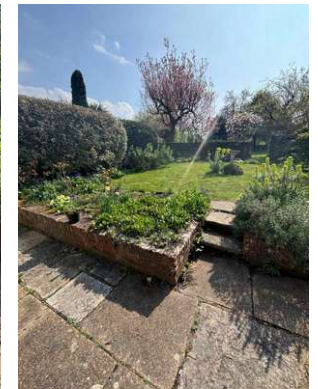


Figure 67 & 68: Existing steps to be widened and rebuilt.

PROPOSALS – EXTERNAL ALTERATIONS

FRONT ELEVATION

Proposal: To repair the front doorstep, surround, railings, and to remove the concrete surfacing in the front garden.

Impact: Low-level interventions aimed at restoring historic features and enhancing the visual setting of the listed building.

Justification: The current materials and condition detract from the building's character; repairs and removal of unsympathetic surfaces will significantly improve the appearance and setting.

Mitigation: All works will be carried out using traditional materials and techniques appropriate to the period, ensuring compatibility with the historic fabric.



Figure 69: Front doorstep & surround to be repaired.



Figure 70: Any concrete to be removed.



Figure 71: Railings to be repaired.

GATES

Proposal: To replace the existing damaged gates with new ones that are more in keeping with the architectural style of the property.

Impact: Aesthetic improvement with minimal physical intervention, replacing a non-original and deteriorated feature.

Justification: The existing gates are in poor condition; new gates will enhance the appearance and complement the historic setting.

Mitigation: The replacement gates will be carefully designed to suit the period character of the building, using high-quality, traditional materials.



Figure 72 & 73: Existing gate to be replaced.

EXTERNAL REPAIRS AND MAINTENANCE

Proposals: Refurbishment of brickwork, assessment and tidying of guttering, and review of site drainage with appropriate alterations made as needed.

Impact: Minor maintenance works with no impact on historic fabric, aimed at preserving the building's condition and appearance.

Justification: These measures are necessary to address weathering, ensure proper water management, and protect the integrity of the property.

Mitigation: All works will be undertaken using traditional materials and methods, with repairs matching existing finishes to maintain the building's historic character.

PROPOSALS – BARN

External Proposals: The barn will be externally clad at first floor level, the roof and windows replaced, and three roof lights added. An existing window on the north elevation will be removed and repositioned on the east elevation with double glazing to prevent overlooking.

Impact - Altering the external appearance and covering existing materials will change the historic character. The removal of the existing roof will potentially result in a loss of historic materials.

Justification - By cladding some of the external walls it creates a more cohesive aesthetic, addressing the current mix of materials while respecting the historic Georgian character. Replacing the roof prevents ongoing water damage and damp issues, whilst also prolonging the building's lifespan, and improving weatherproofing. The roof is also asbestos so the client keen for it to be safely removed.

Mitigation – The Cladding used will be historically appropriate in material and color, ensuring it aligns with the barn's architectural heritage and respects its sensitive character. Where feasible, original materials will be salvaged and reused.



Figures 74 & 75: Existing Barn – External



Figures 76 - 78: Example Images

Internal Proposals: The internal works involve lining the walls for better insulation, restoring a bathroom, repairing damaged structures, and removing the existing chipboard ceiling to the first floor, replacing the staircase, opening the ceiling to create a vaulted space, enhancing functionality while preserving the building's historic character.

Impact: The works may slightly impact the building's historic fabric, including alterations to surfaces and possible loss of original finishes. Structural repairs could require removal or replacement of deteriorated fabric.

Justification: These improvements will enhance thermal efficiency, soundproofing, and comfort, making the barn more functional. Restoring the bathroom preserves a historic feature, while structural repairs ensure the building remains safe.

Mitigation: Reclaimed or heritage-style materials will be used where possible, and a conservation-led approach will prioritise repair over replacement using traditional methods.



Figures 79 - 81: Existing Barn – Internal

PROPOSED MATERIALS PALETTE



It is also proposed to remove the existing garage roof and replace it.

Figure 82: Example Zinc Roof with inset rooflights

PROPOSALS – EXTERNAL

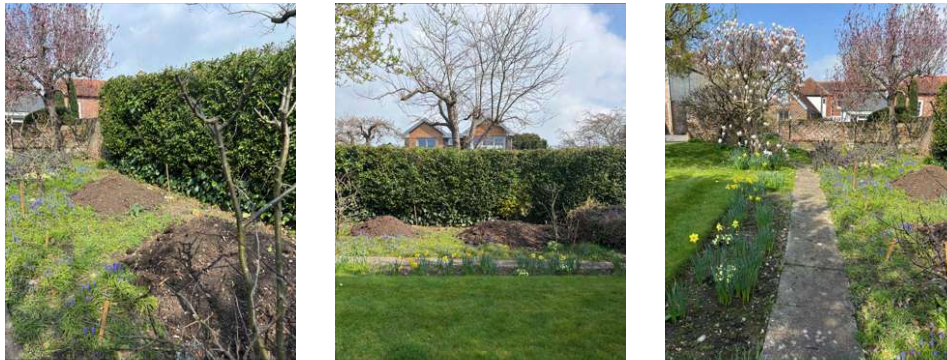
GREENHOUSE

Proposal: A modest greenhouse is proposed in the southeast corner of the site, positioned to receive adequate natural light while remaining discreetly tucked into the garden. Access will be via an existing garden path.

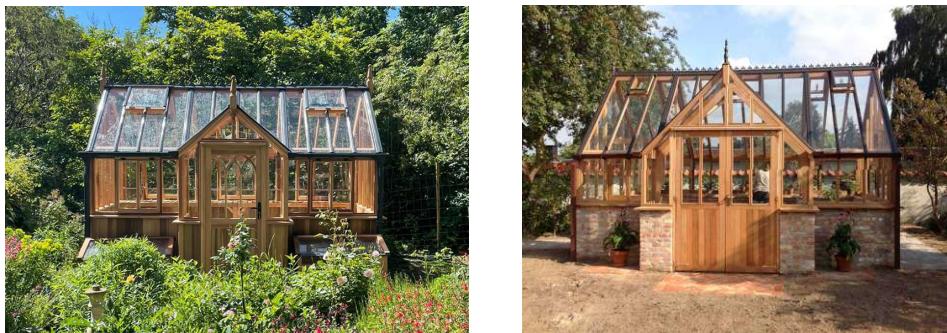
Impact: Low visual impact due to its scale and location, with no effect on the listed building or significant views.

Justification: The greenhouse will provide practical gardening use while being sensitively located to minimise intrusion within the historic setting.

Mitigation: The structure will be of traditional form and materials, designed to blend into the garden setting and complement the character of the site.



Figures 83 – 85: Proposed location of greenhouse



Figures 86 & 87: Example Images

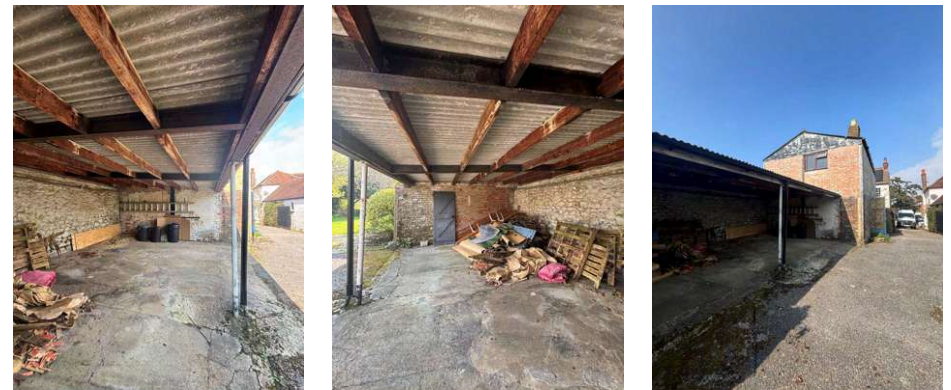
GARAGE/LEAN TO

Proposal: To replace the roof of the garage/lean-to and assess the existing structure, with the supporting post to be repositioned centrally for improved stability and layout.

Impact: Modest structural intervention with minimal visual change, improving the functionality and safety of the existing outbuilding.

Justification: The current roof is in poor condition, and the off-center post affects usability; the works will ensure longevity and better structural performance.

Mitigation: Repairs will be carried out using appropriate materials, and the repositioning of the post will be undertaken with care to maintain the character and balance of the structure.



Figures 88 – 90: Existing Garage/Learn To

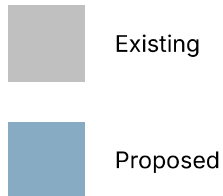
AMOUNT

Internal Floor Area:	Existing	Proposed
Ground Floor	121m ²	130m ²
First Floor	76m ²	76m ²

Total Increase of Internal Area: 9m²

The proposals would result in an overall increase in internal floor area of 9m². The sunroom extension makes up 4m² and the link makes up the other 5m².

The area of the barn reduces slightly to allow for the added internal insulation.

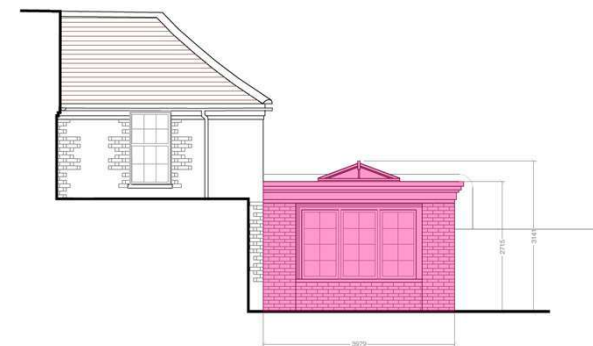
KEY**SCALE**

The scale of the proposals can be considered a reasonable scale within the context of the overall plot and compared to the size of the existing dwelling.

As the proposals are only single storey they do not affect and will be no greater than the existing roof line of the main house.

The diagram below demonstrates that the proposals are modest in scale and complement the style of the existing house.

There are no proposals which alter the front elevation.

KEY**Rear Elevation****Side Elevation**

STRUCTURAL ENGINEERS REPORT

Reference: ATC Structural Engineers

Site Meeting: 26/03/2025

Feedback Received: 07/04/2025

The structural inspection undertaken by ATC Structural Engineers identified a series of age-related defects and areas requiring sensitive repair and enhancement across both the main dwelling and barn at The Crooked House, 21 Queen Street. These findings provide justification for the proposed works outlined in this application and have directly informed the conservation-led approach.

BARN

The barn is constructed of a timber frame and masonry infill, showing widespread decay, missing lintels, and inadequate support, particularly at low-level timber posts and floor joists.

Key structural findings include:

- Water ingress and timber rot have significantly compromised several load-bearing elements.
- The roof (currently asbestos) is no longer fit for purpose and must be replaced.
- The first floor is unstable, with unsupported openings and a distorted ceiling structure.

These findings underpin the proposal to:

- Replace the roof using traditional materials.
- Replace or repair decayed structural timbers.
- Introduce breathable insulation, conservation-style roof lights, and appropriate structural bracing.
- Retain and repair existing framing where feasible, with new elements tied sympathetically into the existing structure.

HOUSE

Basement:

A deep brick-lined well remains intact, with historic drainage routes in place. Drainage is largely functional, though a raised platform and emergency sump pump are recommended to future-proof the space and protect against failure caused by flooding. The timber joists show signs of decay, with temporary propping already in place. This supports the proposal to undertake a full ceiling removal and timber inspection to assess the need for localised replacement and structural reinforcement.

Ground Floor & Masonry Repairs:

Notable masonry movement and cracking over bay windows, rear kitchen openings, and door lintels were observed. These are likely linked to historic settlement and possible timber decay. Proposed remedial works — including repointing, Helifix bar installation, and careful rebuilding where necessary are appropriate and essential to the building's preservation.

Roof & Loft Space:

The roof is a mix of original and re-roofed elements. While structurally stable, the roof lacks natural ventilation, and the vermiculite insulation is outdated. The proposal to introduce roof lights, breathable insulation, and vault the roof in specific areas, will improve building performance while respecting historic fabric.

First Floor Masonry Movement:

Across several elevations, window heads show movement, often due to lack of lintels and the possibility of structural window frames. The careful, propped removal and reinstatement of window units, alongside structural repair of surrounding masonry, is both necessary and sensitive to the building's fabric.

CONCLUSION

The structural assessment clearly demonstrates that while much of the original fabric can be retained and repaired, targeted intervention is essential to ensure the long-term stability and usability of the property. The proposed design has been developed in direct response to these findings and represents a carefully considered balance between conservation, restoration, and sustainable adaptation.

CONCLUSION

In summary, the proposed works at The Crooked House, including the sunroom extension, link extension, internal alterations, and barn restoration have been carefully considered and respond directly to the needs of the building and the heritage context. The design has been developed to reflect a conservation-led approach, balancing respect for the building's historical significance.

All proposals have been informed by detailed site analysis, a structural survey, and feedback from the local Conservation Officer. Every effort has been made to ensure that the character, fabric, and story of this Grade II listed property are preserved, celebrated, and enhanced.

We believe these proposals will secure the long-term future of The Crooked House, safeguarding its historical and architectural importance, while ensuring it remains a functional and cherished home for generations to come.

