atp | ARCHITECTURAL DESIGN

DESIGN, ACCESS & HERITAGE STATEMENT

Applicant:	Sarah Gilroy
Ref:	26519
Site Address:	17 Queen Street, Emsworth PO10 7BJ
Development:	Listed Building Consent for 2no. replacement windows and new roof covering to front dormer
Status:	Listed Building Consent
Date:	08/09/2026

INTRODUCTION

This Design, Access and Heritage Statement has been prepared in support of an application for Listed Building Consent for minor external alterations to 17 Queen Street, Emsworth.

The proposed works comprise the careful replacement of deteriorated windows and renewal of the roof covering to an existing front dormer. The proposals have been developed with the overriding objective of preserving the special architectural and historic interest of the Grade II Listed Building whilst replacing failing elements with high-quality traditional materials that closely replicate the existing appearance.

The proposed works comprise:

- Replacement of the existing ground floor side elevation single-glazed metal-framed top-opening bathroom window with a new slimline double-glazed white painted timber top-opening casement window.
- Replacement of the existing second floor front dormer single-glazed timber casement window with glazing bars and top opener to a new slimline double-glazed white painted timber casement window incorporating matching glazing bars to be 180° reversible.
- Replacement of the existing felt roof covering to the front dormer with a mid-grey GRP roofing system incorporating a rolled-effect finish.
- Like-for-like replacement of the existing tile-hung dormer cheeks.

The proposals are limited to repair and renewal works only and do not alter the scale, form, footprint or architectural composition of the building.

SITE CONTEXT

17 Queen Street occupies a prominent position within the historic core of Emsworth and forms part of an established terrace of historic dwellings which make a positive contribution to the character and appearance of both Queen Street and the wider Emsworth Conservation Area.

The property retains many traditional architectural characteristics including painted timber joinery, traditional window proportions and a front roof dormer, all of which contribute to its historic significance.

The proposed works relate solely to the replacement of deteriorated building fabric and do not involve any alteration to the existing building footprint, roof form or external massing.

HERITAGE SIGNIFICANCE

Statutory Listing

17 Queen Street is a Grade II Listed Building, listed together with No. 15 Queen Street on the National Heritage List for England.

The statutory listing describes the buildings as dating from the late eighteenth century, constructed in red brick laid in Flemish bond beneath a clay tiled roof, with traditional painted timber joinery and simple Georgian architectural detailing.

The significance of the building is derived from:

- its late eighteenth-century origins;
- traditional domestic proportions;
- surviving historic fabric;
- painted timber windows and joinery;
- contribution to the historic streetscape of Queen Street;
- contribution to the wider Emsworth Conservation Area.

Although modest in scale, the building forms an important component of the historic townscape and contributes positively to the collective significance of the listed terrace.

DESIGN

The proposals have been deliberately designed to preserve the historic character of the listed building whilst replacing deteriorated components with appropriate traditional materials.

No alterations are proposed to the size or position of any window opening, nor are any changes proposed to the roof form, scale or architectural detailing of the property.

Ground Floor Side Window

The existing bathroom window comprises a single-glazed metal-framed top-opening window which is not considered to be a traditional feature of the building.

The proposal replaces this with a slimline double-glazed white painted timber top-hung casement window with friction hinges.

The replacement window will:

- utilise painted timber construction;
- better reflect the traditional character of the listed building;
- provide a subtle enhancement to the side elevation whilst remaining secondary in public views.

Given its position within the side elevation, the window has only limited visibility from the public realm.

Front Dormer Window

The existing front dormer incorporates a traditional timber casement window with glazing bars and a top opener.

The proposal replaces this with a new slimline double-glazed white painted timber 3x3 casement window with friction hinges, reversible through 180° for maintenance, replicating:

- the existing proportions;
- glazing bar pattern;
- painted finish.

The replacement therefore represents a like-for-like renewal of deteriorated joinery without altering the established appearance of the dormer.

Dormer Roof Covering

The existing dormer roof is currently finished in roofing felt which has deteriorated with age.

The proposal replaces this covering with a mid-grey GRP roofing system incorporating a rolled-effect finish.

The proposed material provides a durable weatherproof finish whilst remaining visually discreet. Importantly, the proposal does not alter:

- the size of the dormer;
- its roof profile;
- its detailing;
- its relationship with the principal roof slope.

The change therefore represents a maintenance improvement rather than an alteration to the architectural character of the building. The existing tile-hung dormer cheeks are also to be replaced on a like-for-like basis, retaining their established material, appearance and detailing.

ACCESS

The proposal does not alter access arrangements to the property.

There are:

- no changes to pedestrian access;
- no changes to vehicular access;
- no alterations to parking;
- no changes affecting accessibility within or around the building.

The proposal consists solely of replacement works to existing building elements.

HERITAGE IMPACT ASSESSMENT

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers to have special regard to the desirability of preserving a listed building, its setting and any features of special architectural or historic interest which it possesses.

The proposed works have been carefully developed to satisfy this statutory duty. The proposals represent repair and renewal rather than alteration.

In particular:

- all existing window openings are retained;
- no historic masonry is affected;
- traditional painted timber joinery is retained;
- the front dormer window will match exiting with glazing bars;
- the scale and appearance of the dormer remain unchanged;
- no alteration is made to the roofscape beyond replacement of a deteriorated roof covering;
- the replacement of the side metal-framed window with painted timber joinery better reflects the historic character of the building.

The proposed GRP roof covering has been selected for its longevity and weather resistance. Finished in a mid-grey colour with a rolled-effect detail, it will remain visually recessive and will not materially alter the appearance of the dormer when viewed from surrounding public viewpoints. The tile-hung dormer cheeks will be renewed like-for-like.

Overall, the proposals represent a sympathetic programme of maintenance which preserves both the architectural integrity of the listed building and its contribution to the wider conservation area.

Applying NPPF policy HE5, the works are considered to have either no adverse effect on the significance of the listed building or, in the case of replacing the non-traditional metal side window with painted timber joinery, a modest positive effect. No harm to the significance of the designated heritage asset has been identified.

PLANNING POLICY

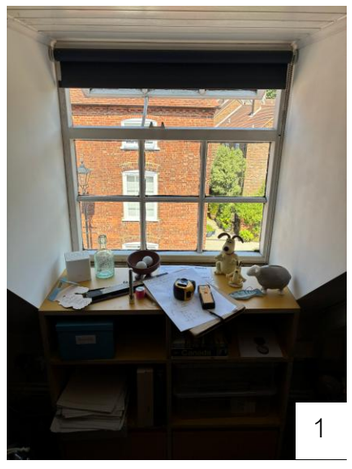
The proposals have been prepared having regard to:

- Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- National Planning Policy Framework (NPPF), August 2026, particularly Chapter 20: Conserving and Enhancing the Historic Environment and policies HE4, HE5, HE6 and HE9.
- Havant Borough Local Plan policies relating to design quality and heritage assets.
- The duty to preserve the character and appearance of the Emsworth Conservation Area.

The August 2026 NPPF replaces the previous paragraph-based heritage tests with national decision-making policies. Policy HE4 requires heritage assets to be conserved in a manner appropriate to their significance and requires harm to be avoided or minimised. Policy HE5 requires a proportionate assessment of significance and of the effect of proposals on that significance, expressly distinguishing between positive effect, no effect, harm and total loss. Policy HE6 requires substantial weight to be given to the conservation of designated heritage assets and states that proposals which have a positive effect on a designated heritage asset should be supported.

Policy HE9 additionally requires proposals within or affecting conservation areas to retain and conserve features which make a positive contribution and to have regard to the area's special architectural or historic interest. The proposal accords with these requirements by retaining the existing openings, proportions and dormer form, renewing traditional fabric on a like-for-like basis, and replacing a non-traditional metal-framed side window with painted timber joinery that better reflects the historic character of the building.

PHOTOS


1

2

3

4

5

1 – Internal view of front dormer window

2 – Front dormer opener

3 – Front elevation

4 – Front dormer glazing bars

5 – Side facing window

PLANNING BALANCE

The proposed works are modest in nature and represent a proportionate programme of repair and renewal designed to safeguard the long-term condition and significance of the listed building.

The replacement windows preserve the traditional appearance of the building through the continued use of painted timber construction and matching glazing bar detailing. The replacement of the side elevation metal window with painted timber joinery also provides a modest enhancement by reinstating a more traditional material palette.

Similarly, the replacement of the deteriorated felt roof covering with a mid-grey GRP system with a rolled-effect finish provides a durable weatherproof solution without altering the appearance, scale or detailing of the existing dormer. The tile-hung cheeks will be replaced like-for-like, maintaining the established character of the dormer.

Collectively, the proposals conserve the special architectural and historic interest of the Grade II Listed Building and sustain its positive contribution to Queen Street and the Emsworth Conservation Area. In the terms of NPPF policy HE5, the works result in no harm, with the replacement of the non-traditional side window providing a modest positive heritage effect. This outcome is consistent with policies HE4, HE6 and HE9.

CONCLUSION

The proposed development comprises carefully considered repair and replacement works to an existing Grade II Listed Building.

The works have been specifically designed to retain the established appearance of the property through the continued use of traditional painted timber joinery, matching window proportions, glazing and replicated glazing bar detailing. The replacement dormer roof covering and like-for-like renewal of the tile-hung cheeks provide discreet maintenance improvements that preserve the existing form and appearance of the roofscape whilst improving long-term durability.

The proposals do not alter the scale, massing or architectural composition of the building and will conserve its special architectural and historic interest. Applying NPPF policy HE5, no harm is identified to the significance of the designated heritage asset or to the character and appearance of the Emsworth Conservation Area; the replacement of the non-traditional metal side window with painted timber joinery represents a modest positive effect.

Accordingly, the proposal satisfies the statutory duty under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and accords with the August 2026 NPPF, in particular policies HE4, HE5, HE6 and HE9, together with the relevant design and heritage policies of the Havant Borough Local Plan.

Tom Peters

Architectural Designer / Director

ATP Architectural Design

07590 762966

tom@atpad.co.uk

www.atpad.co.uk

atp | ARCHITECTURAL DESIGN

ATP Architectural Design is the trading name of ATP Design Ltd (12131949) a private limited company in England and Wales, whose registered office is at 81 High Street, Cosham, Hampshire PO6 3BL.