

Design and Access Statement

**Fiscal House
2 Havant Road
Emsworth
PO10 7JE**

**ECA Architecture Limited
23 October 2023
12.1089**

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The original building on the site was first used as a Public House, the Sawyers Arms, in the early 19th Century. It is of solid brickwork construction and rendered with pitched, hipped and pantile covered rooves. The single storey rear extensions constructed more recently, in the 20th Century, are rendered and with flat rooves. Only the original part of the property has any architectural merit or historic interest, and it is on the western edge of the Emsworth Conservation Area.

Part of the site has been the subject of a relatively recent Planning Permission for the Change of Use of the existing two storey office building to residential. It is relevant that in a previous Appeal on this site, the Inspector commented:

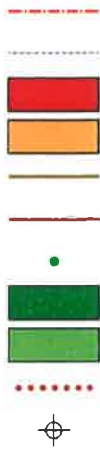
‘Whilst the area includes a mix of commercial uses, there is a high proportion of residential dwellings in the area, including one which has a garden adjoining the parking area serving the Appeal building.’

Following a recent pre-application enquiry for the conversion and extension of the Office Building adjacent to Warblington Road to form a detached dwelling, plus a further detached new dwelling on the existing car park, the general principle was considered appropriate, subject to a number of considerations. The three storey new dwelling is not part of this Application.



EMSWORTH CHARACTER APPRAISAL

KEY:



- CONSERVATION AREA BOUNDARY
- COUNTY BOUNDARY
- LISTED BUILDINGS
- BUILDINGS OF LOCAL INTEREST (POSITIVE CONTRIBUTION)
- IMPORTANT WALLS (BUILDINGS)
- IMPORTANT WALLS (OTHER)
- IMPORTANT TREE (SINGLE)
- IMPORTANT TREES (GROUPS)
- IMPORTANT OPEN SPACES
- FOOTPATH
- LANDMARK



- IMPORTANT VIEW
- TERMINATED VIEW
- PANORAMIC VIEW
- WATER FEATURE - NON-TIDAL
- WATER FEATURE - INTERTIDAL
- WATER FEATURE - LOW TIDE
- OLD OYSTER BEDS
- CHARACTER SUB-AREA
- ALIGNMENT OF ROMAN ROAD
- MEDIEVAL STREET PATTERN
- AREA WITH DEVELOPMENT POTENTIAL
- MARKET SQUARE

