

Combined Design & Access and Heritage Statement



First and Second Floor Spaces to be converted from Residential (C3) to additional space for Dental Surgery (E), with internal alterations.

to

Emsworth Dental Surgery, 30 High Street, Emsworth, PO10 7AW



Figure 1: Front Elevation of Emsworth Dental Surgery on High Street.

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Prepared by:

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Introduction

Helyer Davies Architects have been appointed by Emsworth Dental Surgery to design the conversion of the first and second floor spaces from residential to additional space for the Dental Surgery at 30 High Street, Emsworth.

As there is such high demand for their services, the Dental Surgery have already extended their opening hours, and are now using their current facilities to full capacity. The proposals are therefore to provide 2 additional Surgery Rooms, and additional staff rooms.

The following drawings accompany the application:

- 22073-01 Existing
- 22073-02 Proposed

The existing base information has been sourced from a survey carried out by Encompass Surveyors to accurately establish existing floor levels, proximity to adjoining buildings and their ridge and eaves heights. The OS extracts are to show the site location and block plan only.

Site Planning History

Helyer Davies Architects have previously applied for planning permission and listed building consent for the change of use of the first floor space to be converted from residential to dental surgery, in December 2022. The details for the previously approved applications are as follows:

Planning Application: (APP/22/01229) *Change of use of first floor from residential (Use Class C3) to Dental Surgery (Use Class E(e)) in association with ground floor Dental Surgery with new internal staircase and internal alterations (approved 10.3.23). Request to discharge condition 3 (recd 5.4.23).* - Grant perm/consent on 10 Mar 2023.

Listed Building Consent Application: (APP/22/ 01230) *Listed Building Consent for new internal staircase and internal alterations.* - Grant perm/consent on 10 Mar 2023.

The scheme under this application is a similar to the application(s) above, as permitted in March 2023, but is to include the conversion of the second floor space.

We also gained approval for the initial conversion of the ground floor space to be converted into the dental surgery, in 2015. The details for the earlier applications are as follows:

Planning Application: (APP/15/00305) *Conversion of ground floor from an unused bank A2 to a dentist practice D1. First and second floor existing flat to be renovated. Refurbishment of external building. Single story extension to rear of ground floor. Remove external steel stair fire escape. Create separate front entrance at ground level for flats on upper levels. Create stair core for fire egress.* - Grant perm/consent on 04 Jun 2015.

Listed Building Consent Application: (APP/15/00306) *Listed Building Consent for conversion of ground floor from an unused bank A2 to a dentist practice D1. First and second floor existing flat to be renovated. Refurbishment of external building. Single story extension to rear of ground floor. Remove external steel stair fire escape. Create separate front entrance at ground level for flats on upper levels. Create stair core for fire egress (approved 04/06/2015).* Request to Discharge Condition No. 3 (04.04.2016). - Grant perm/consent on 04 Jun 2015.

The Emsworth Dental Surgery has occupied the premises of 30 High Street since these works were complete, approximately 6/7 years ago.

Site Context & Location

The site is located on High Street in Emsworth.



Figure 2: Area of the High Street circled on Aerial Map of Emsworth (from Google Maps)

The site is situated in the historic core of Emsworth in Hampshire. Emsworth is a small coastal town situated in the south-eastern corner of Havant Borough and retains a vibrant District Centre which is well served by both road and rail public transport. The A259 runs through the town and provides access to both the A3 and A27 further to the north.



Figure 3: 30 High Street on Aerial Map of High Street Area in Emsworth (from Google Maps)

The surrounding properties to the site are buildings of traditional style and typical of the local vernacular. These buildings have various mixed uses from shops, pubs and restaurants, to offices and professional services, and some residential dwellings. Materials are of a various palette, ranging from brown/red bricks, light coloured painted bricks and cream/white render for walls. The roofs are generally clay tiles with some grey slate. Due to the terraced street, the boundary frontages are generally open to the pavement and the street of High Street itself, towards St Peter's Square.

Site Heritage

The site at 30 High Street is a Grade II Listed building, which was previously a Lloyds Bank at ground floor level, with residential flats above. The property sits within the Emsworth 'Conservation Area and the Chichester Harbour AONB'.

The area of High Street, where the site is located, also appears in 'Emsworth Conservation Area Character Appraisal' including excerpts such as;

"High Street ... widens at its southern end into Emsworth's former market place (now St Peter's Square), from which the town developed from the 13th century and is still a busy hub. The buildings grouped around the original medieval triangular space, have a haphazard harmony with different colours and detailed treatments - and the streets leading off South Street and King Street – from the two south and east apexes and the narrowing High Street to the north are effectively closed in perspective."

Historic England Listing

Name of Listing:	Lloyds Bank
Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1091592
Date first listed:	06-Feb-1984
Statutory Address:	LLOYDS BANK, HIGH STREET
Details:	SU 7405 HAVANT HIGH STREET Emsworth (East Side) 11/22 No. 30 (Lloyds Bank) GV II Bank. Early C19. Stucco. Symmetrical front (west) of 3 storeys, 3 windows. Mid C20 eaves cornice, quoins, 2nd floor bands with keys, thin architraves. Sashes in reveals. Classical mid C20 ground floor with continuous cornice, frieze, pilasters, enclosing sash windows and entrances, plinth.
Listing NGR:	SU7503105693

Emsworth Conservation Area Map

The site is located in Emsworth Conservation Area. A map of Emsworth Conservation Area is shown in figure 4 below, with the site and surrounding area circled on South Street.

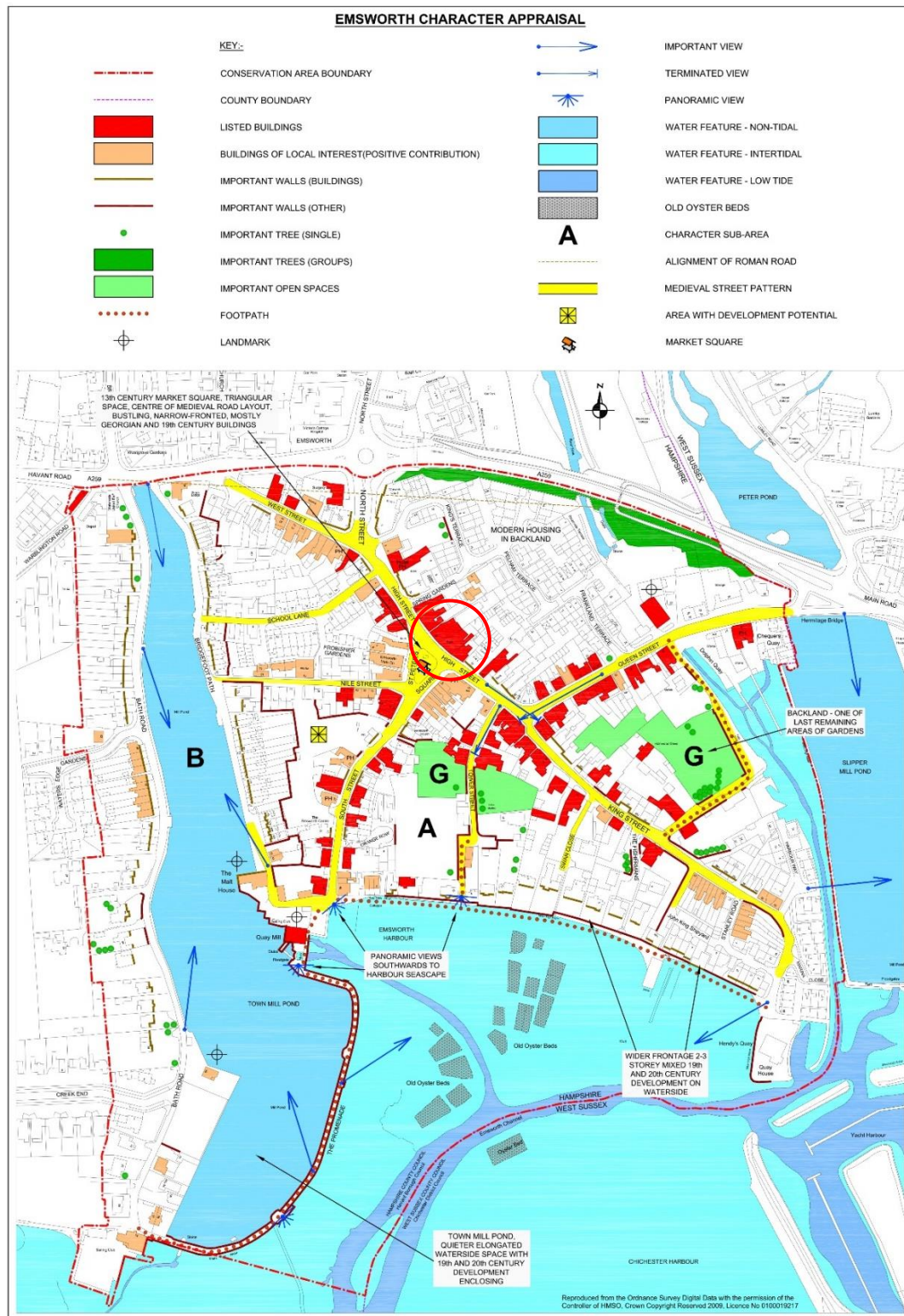


Figure 4: Map of Emsworth Conservation Area
(<https://cdn.havant.gov.uk/public/documents/Emsworth%20Conservation%20Area%20Map.pdf>)

Design

This application is for the conversion of the first and second floor spaces at 30 High Street, to be converted from residential (C3) to additional space for the Emsworth Dental Surgery (E).

This change is proposed to allow for an additional 2 Surgery Rooms to the Dental Surgery on the first floor, to accommodate additional demand on the health care facilities, as well as additional staff rooms on the second floor.

The Proposed

The main design objective is for the current residential flats on the first and second floor levels of 30 High Street to be converted into additional space for the Dental Surgery.

The existing staircase from ground to first and second floor levels is to be retained and utilised for access through the proposed new dental surgery spaces. Internally at ground floor level, this will involve a new double door opening to be created from the reception area to the hall and staircase.

At first floor level, the existing residential flat is to be converted into additional space for the Dental Surgery. This will include the existing Living/Dining Room converted into the proposed Surgery 5, and the existing Bedroom 1 converted into the proposed Surgery 6. The other spaces on the first floor will accommodate Staff Rooms and WCs.

The residential flat on second floor level is to be converted to include additional staff rooms and staff WCs for the dental surgery (no sleeping accommodation).

The above works are internal only and there will be no changes to the external elevations of the building. The proposals will have minimal impact on the layout and configuration of the existing spaces, the spaces will be retained in their original proportions, and no walls of historic fabric are to be removed. A small number of internal alterations are proposed, such as a new double door opening from the reception to the stairs. However wall is this is not of historic fabric and was recently constructed when the dental surgery was created (as permitted in 2015).

Every effort will be made to maintain and upkeep the overall appearance of the listed building, within the conservation area.

Use

The existing and proposed use classes of the building on site are as follows;

Existing:

Ground floor level -	Dental Surgery (E) & entrance to residential
First floor level -	Residential Flat (C3)
Second floor level -	Residential Flat (C3)

Proposed:

Ground floor level -	Dental Surgery (E)
First floor level -	Converted to - Dental Surgery (E)
Second floor level -	Converted to - Dental Surgery (E)

Amount & Scale

The proposed works do not include any extensions to the building, therefore the overall footprint will remain as existing. The alterations are internal only, and will have no impact on the overall scale of the building at 30 High Street.

The residential flats at first and second floor levels are to be converted into additional space for the Dental Surgery (E), which means that there will be a loss of approx. 212m² internal residential floor space (C3).

Appearance

The alterations are internal only, and will propose no change to the external roof or elevations of the building at 30 High Street.

The appearance of the proposed internal alterations will remain in keeping with the listed building and will match the current Dental Surgery aesthetically.

Impact on the Conservation Area

The proposals will have minimal-to-no impact on the surrounding conservation area, as they are internal alterations only. The proposed works will not increase in any overlooking, with no additional windows or openings.

Impact on the Listed Building

The proposals seek to remove a small amount of building fabric to allow for a new internal doorway, which currently has little historical or architectural merit.

The proposals have been designed to have minimal impact on the historic fabric of the building, and to utilise the existing spaces and circulation routes, which therefore requires minimal amount of construction work.

The proposed alterations have also been designed with consideration to the listed building, to have no impact on the building externally, and with the aim of having minimal impact on of the building itself, the internal layout and architectural features.

These works are illustrated on the accompanying drawings. This application does not propose any increase in the building scale or footprint.

Access

Primary access to the Dental Surgery is to be retained via the main front door facing High Street, as shown on the accompanying drawings. The exiting door to the right hand side of the front elevation is to be retained, so as not to alter the appearance of the listed building and to provide means of escape.

The proposed first floor dental surgery spaces will be accessed via the staircase from the reception area.

Parking Plan

This application will not impact parking on the site.

Conclusion

The proposals for this application are to convert the existing first and second floor spaces at 30 High Street from residential (C3) to additional Surgery spaces for the Emsworth Dental Surgery (E). The additional 2 Surgery Rooms have been proposed to accommodate the additional demand on the health care facilities, and this is along with additional staff rooms and WCs.

Following a previous application for similar works at this address (APP/22/01229 & APP/22/ 01230) the proposals in this application are deemed acceptable, and have been designed to have minimal impact on the listed building, no historic walls are to be demolished, and only a few internal alterations are proposed.

The proposals are internal only and propose no proposed changes to the external elevations of the listed building, with no impact on the wider conservation area.