

Design & Access Statement

Proposed Internal Alterations & Refurbishment of Listed Building

2A Tower Street, Emsworth, Hampshire PO10 7BH



Photograph 1 – North East Elevation

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Prepared by:

Helyer Davies Architects Ltd
1 The Old Flour Mill
Queen Street
Emsworth
Hampshire
PO10 7BT



Introduction

Helyer Davies Architects Ltd have been appointed by Andrew & Andrew Solicitors Ltd to submit a Listed Building application for alterations that are proposed as part of the refurbishment of No 2A Tower Street. Our clients currently occupy 51 High Street, the commercial unit directly below 2A Tower Street. They have recently received permission for a change of use, to convert the existing flat above into an office space. The proposed alterations will renovate and refurbish the existing building, making it fit for purpose as well as making it building regulation compliant. The application is for Listed Building Consent.

The works consist of:

- Internal Alterations & Refurbishment

The following documents will accompany the Application:

- Application Form
- Heritage Statement
- Drawing Series 20061
- Design and Access Statement

The OS extracts are to show site location plan and block plan only. Please note that no survey of adjoining properties has been undertaken to establish levels.

Recent Planning History

APP/20/00483 - Change of use from residential dwelling C3 (first and second floors) to business use A2 (first and second floors) - *permitted*

APP/20/00484 - Listed Building Consent for change of use from residential dwelling C3 (first and second floors) to business use A2 (first and second floors); internal alterations to the layout - *permitted*

There are also several previous applications registered for 51 High Street that encompass both addresses.

APP/18/00347 – Change of Use from A3 retail to A2 - *permitted*

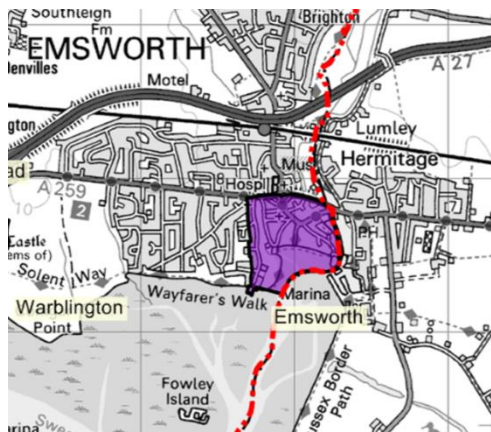
APP/18/00348 – Listed Building Consent for internal alterations - *permitted*

06/56461/008 – Minor Alterations & Change of Use from A2 to single domestic unit - *allowed at appeal*

06/56461/009 – Listed Building Consent for internal and external works to building - *permitted*

Site Context

2A Tower Street is a listed dwelling located on the corner of Tower Street and High Street in Emsworth.



Emsworth is a small coastal town on the border of Hampshire and Sussex and is situated at the head of the western arm of Chichester Harbour. The Conservation Area encompasses the older part of the waterside town, which lies to the south of the A259 between the two historic mill ponds. Parts of Emsworth and its surroundings also fall within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The town is well served by road and rail public transport, fronts directly onto the water and attracts many visitors.

The surrounding buildings are a mixture of commercial and residential. They vary in their appearance, though of vernacular design. Materials consist of a combination of flint, painted render, brick and clay hanging tiles, with clay tiled and slate roofs.

Flood Risk



Environmental Agency Flood Risk Map- flood-map-for-planning.service.gov.uk/

Zone 1 Low Probability (clear)

Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)

Zone 2 Medium Probability (light blue)

Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)

Zone 3a High Probability (darker blue)

Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)

2A Tower Street is in Flood Zone 1 and therefore does not require a flood risk assessment.

Design

Use

A change of use from C3 residential to A2 office space was approved in September 2020. The proposed alterations and refurbishment will make the necessary changes for the building to be used as A2 office and will be occupied by Andrew and Andrew Solicitors Ltd.

Amount & Scale

All alterations are within the existing building, as such the scale of the building will remain as existing. This application is for Listed Building Consent only.

Layout

The proposed works will refurbish and renovate the building to provide a high quality and fit for purpose office space.

Ground Floor (access to 51 High Street)

A doorway will be created at ground floor, to provide access between the existing and new parts of the office, connecting 2A Tower Street and 51 High Street (*previously approved under application APP/20/00484*).

First Floor

The existing kitchen area is to be refurbished.

Existing kitchen window WF.04 (currently top hung UPVC casement window) is to be replaced with a timber sash style window to be more in keeping with the Listed Building.

Second Floor

On second floor, in addition to the existing partition wall being removed (*previously approved under application APP/20/00484*), the existing internal landing walls are also to be removed. This will provide an open plan office space at second floor (see drawing 20061-101). Following the change of use from residential to office space, the second floor needs to be open plan to the stairs in order to meet building regulations in relation to Part B (Fire safety).

New partition walls are to be constructed to provide a small WC, accessed from the open-plan landing area.

First & Second Floor

Following the removal of the internal walls on first and second floor (*as previously approved*) additional supporting structure will be required. Following assessment by a structural engineer, a steel gable post structure will be incorporated on both the first and second floors to provide the necessary support (*see drawing 20061-100 & 20061-101*). The steel is to be cased in plasterboard.

The existing staircases are to be retained and refurbished, this includes the incorporation of new oak handrails on both staircases and a new oak balustrade at second floor. This is required to ensure the safety of employees and will also help to maintain a coherent aesthetic throughout the building. A new stable door will be installed at the top of the ground floor stairs as a safety precaution to prevent accidental falling.

General

Oak architraves and skirting are to be installed throughout the first and second floors in line with those previously incorporated on the ground floor, following its refurbishment. This will provide a high quality and consistent finish throughout the building.

All new internal doors are to be oak to match those on the ground floor and provide consistency throughout the building.

The existing walls are in poor condition and it is proposed that the walls are stripped of the existing wallpaper and boarded out with plasterboard and given a skim coat finish.

The historic floor joists are to be retained and additional timbers are to be installed alongside the historic joists to provide additional support where required. Additional timber will also be incorporated below the new floor finish, where required to provide a level floor on both the first and second floors.

In addition to the two windows (WF.03 & W5.03) which are to be replaced (*approved under application APP/20/00484*), all other windows are also to be replaced, including the sash windows on the ground floor.

The existing ceilings are in poor condition, they are to be removed and replaced following damage caused by leaks. Coving is to be installed throughout the first and second floor to match that previously installed on the ground floor.

The electrics are to be replaced throughout the first and second floor.

Alarm and smoke detectors are to be installed throughout.

All alterations will be done sensitively with regards to the Listed Building. Similar works were previously approved and undertaken on the ground floor unit, which also involved the removal and alteration of partition walls.

Externally

The chimney is to be inspected and re-pointed as required.

The existing lead on the roof is to be inspected and repaired as required.

On the first-floor terrace, the existing paving and gravel is to be removed from the flat roof and replaced with a new light weight timber decking, *similar to that installed on the neighboring property.*

A new garage door is to be installed into the existing opening between the external courtyard and Tower Street. The modern garage door previously in place was recently removed by the applicant as it was in poor condition and had become a health and safety hazard to members of the public.

The existing timber door leading from the external courtyard (DG.10) is to be replaced and fixed shut.

Appearance

The external appearance of the building will remain as existing.

Landscape

The existing.

Access

The access to and from the site will not be altered.

Photographs of existing flat

Please see video submitted alongside application for site tour of interior of 2A Tower Street.

External Photographs



Previous garage door (currently removed) to be replaced



DG.10 to be fixed shut and refurbished



Existing first floor terrace

Photographs showing ground floor interior – finishes to be replicated throughout the building

