

Heritage Statement

Proposed Change of Use and Internal Alterations

2A Tower Street, Emsworth, Hampshire PO10 7BH



Photograph 1 – North East Elevation

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Introduction

Helyer Davies Architects Ltd have been appointed by Andrew & Andrew Solicitors Ltd to apply for a change of use from C3 dwelling to A2 business use and the associated alterations at No 2A Tower Street, in order to make the property suitable for business use. Our clients currently occupy 51 High Street, the commercial unit directly below the existing residential flat (2A Tower Street). They have recently purchased the flat with the hope that they can expand their business. The proposed alterations and change of use will allow them to expand and occupy the building as a whole. The application is a Full Planning Application with Listed Building Consent.

The works consist of:

- Change of Use
- Internal Alterations
- Addition of a clock on the North East External Elevation

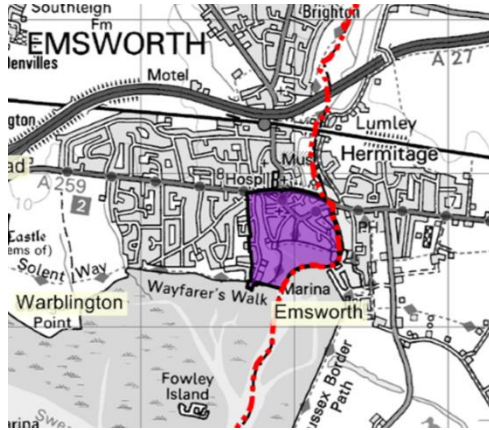
The following documents will accompany the Application:

- Application Form
- Heritage Statement
- Drawing 20061-01
- 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.

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 section of the Emsworth Conservation Area Character Appraisal detailing Tower Street is included below:

‘Tower Street: On the south side of High Street is a townscape delight. Pevsner describes the north end of Tower Street as - “the most delicious inland backwater in Emsworth”. This is another residential cul-de-sac, of high quality with a few Georgian houses (Q). On entering three houses set the scene. To the left Trentham Cottage has upper side windows under segmental tympana decorated in stucco fan pattern, a circular central window and doorway with distinctive fanlight. Trentham House is a larger, plainer stuccoed house with bay windows and delicate iron balconies. Its garden half-closes the already narrow street. Opposite is Saxted House, which is Early Georgian, built in grey brick with red dressings and with another fanlit pedimented doorway. The street then continues past the walled garden of the latter and ‘dog-legs’ to the right and then continues inconspicuously into a footway to emerge through a narrow alleyway on the waterside. Behind Saxted House in its garden, is the site of the tower (thought to have been a watch tower) after which the street is named.’

The surrounding buildings are a mixture of residential and commercial. 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.

List Entry

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 51 High Street & 2A Tower Street

List Entry Number: 1303684

Location

51 High Street

The building may lie within the boundary of more than one authority.

County: Hampshire

District: Havant

Grade: II

Date first listed: 06 February 1984

List Entry Description

Details

House above shop. Late C18. Rendered walling, and slate roofing. 3 storeys, 1 window. Sashes

Modern shop front included for group value.

Listing NGR: SU7503105693





Design

Use

The proposals seek a change of use from C3 residential dwelling to business use A2 for the purpose of expanding the existing ground floor commercial unit (51 High Street, Emsworth) and business (Andrew & Andrew Solicitors Ltd) to occupy the whole building.

Amount & Scale

All alterations are within the existing building, as such the scale of the building will remain as existing. The change in use will result in the loss of 1 x 1-bed flat and gain in 82.6m² of A2 business use office space.

Layout

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.

It is believed that the building would originally have been one whole building. In addition, an application submitted in 2010, to combine the commercial and residential units into a whole single dwelling, was approved at appeal. This application involved creating an opening in the stud wall that separates the entrance to Flat 2A and the ground floor unit in almost exactly the same position.

First Floor

The partition wall separating the living room and dining room is to be removed, as shown on drawing 20061-01, to create an open plan office space. The existing kitchen is to be refurbished and a door (fire door) installed to the kitchen.

Second Floor

The partition wall currently separating the bedroom and bathroom is to be removed as per drawing 20061-01 and the bedroom door infilled. A new partition wall is to be constructed to provide a small WC, accessed from the landing. The rest of the second floor, accessed via the existing bathroom door, will provide a second open plan office space.

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.



Appearance

The external appearance of the building will remain as existing. It is proposed that a clock be placed on the high street elevation, as depicted on drawing 20061-01. As the clock can be removed at a later point without causing loss of historic fabric, it is not considered that it will cause harm to the Listed Building.

The clock is to be positioned centrally above the front door and will have 'Emsworth' inscribed on it. Our clients are looking to incorporate the clock as a way of giving something back to the community and adding to the character of the local area. The design has been sensitively chosen and will positively contribute to the aesthetics of the building.

The clock is to be supplied by outdoor clock company *As Time Goes By Ltd*.

Landscape

The existing.

Access

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

Impact on the Listed Building and Emsworth Conservation Area

The overall impact on the Emsworth Conservation Area is considered a positive one. The proposed alterations to the Listed Building are internal and so will have no impact on the surrounding area as they will not be visible. The location of the building where it sits in the centre of Emsworth, at the southern end of the high street, is ideal for commercial use and the expanding business will benefit the local economy.

It is noted that the building is listed only for exterior and group value and there have been many internal alterations within the building previously. The proposed internal alterations have been designed to have as little impact on the historic building as possible whilst making the changes required to allow an office to function effectively within the space. The exterior of the building will not be changed and all other alterations will be of high quality, therefore there will be minimal impact on the listing.