

## Design & Access 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.

## Recent Planning History

There is no planning history shown on the Havant Borough Council website in regard to 2A Tower Street. However, there are several previous applications registered for 51 High Street that encompass both addresses.

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

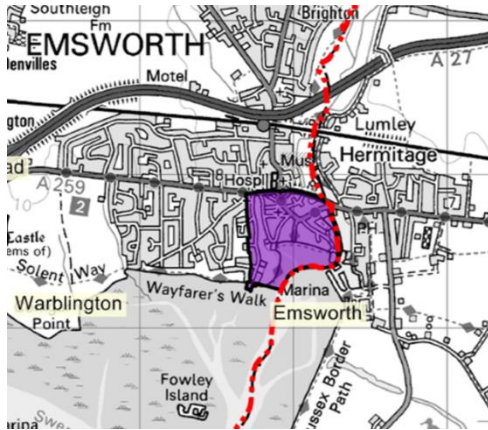
APP/18/00348 – Listed Building Consent for internal alterations *permitted*

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/](http://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)

The dwelling is in Flood Zone 1 and therefore does not require a flood risk assessment.



## **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 82.6m<sup>2</sup> 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.

### **Landscape**

The existing.

### **Access**

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

### **Photographs of existing flat**

