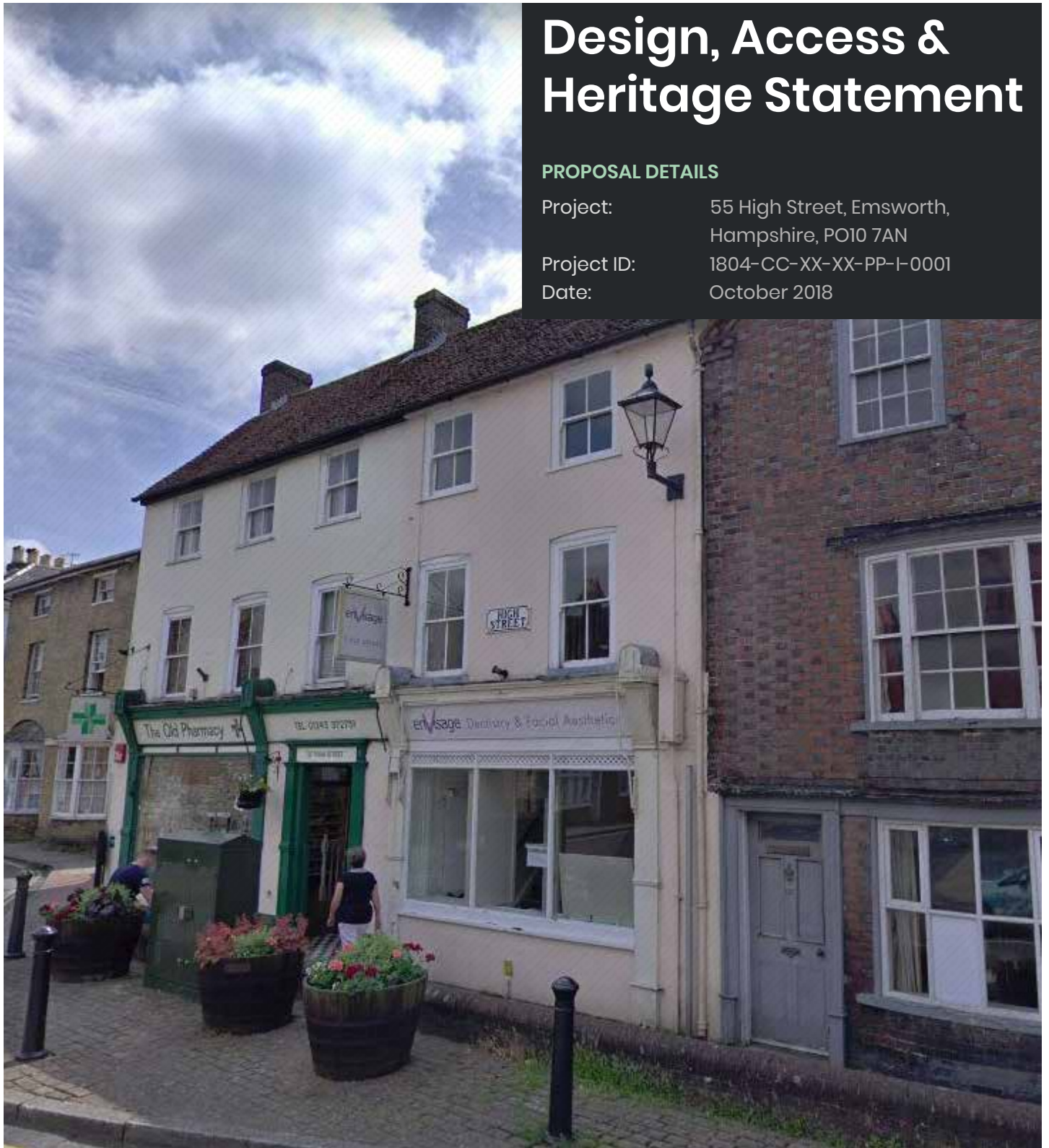


# Design, Access & Heritage Statement

## PROPOSAL DETAILS

Project: 55 High Street, Emsworth,  
Hampshire, PO10 7AN  
Project ID: 1804-CC-XX-XX-PP-I-0001  
Date: October 2018





# Site & Surroundings

CHAPTER 12 OF THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF) RELATES TO CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT. PARAGRAPH 128 REQUIRES AN APPLICANT TO DESCRIBE THE SIGNIFICANCE OF ANY HERITAGE ASSETS AFFECTED BY A DEVELOPMENT PROPOSAL. THE HERITAGE PART OF THIS STATEMENT IS IN ACCORDANCE WITH THIS GUIDANCE.

## SITE AND SURROUNDINGS

Comprises a three-storey late eighteenth century property forming a pair with No.57 and located on the south side of High Street close to the Queen Street junction. The property is empty but was last used as a dental surgery (Class D1). There is a shared lobby that forms the entrances to Nos. 55 and 57. The external wall to the street is painted render at upper floor levels with Victorian style sash windows. The roof is pitched and clad with clay tiles. The shopfront probably dates from the late nineteenth century.

## RELEVANT PLANNING HISTORY

On 23 April 2001 planning permission (LPA Ref: 01/50314/006) and listed building consent (LPA Ref: 01/50314/007) were granted to change the use of the property to a dental surgery (Class D1).

On 17 November 2017 planning permission (APP/17/01044) was granted for change of use from dental surgery (Class D1) to dwellinghouse (Class C3).

## THE PROPOSAL

The proposed developed consists of dividing the existing property at 55 High street into dual use. The ground floor will be Class A2 providing 40.9m<sup>2</sup> office/studio space. There will be minor interior works providing amenity for the office space in the form of a small kitchenette and WC.

The first and second floors will become a 56m<sup>2</sup> one-bedroom dwelling (Class C3). The primary internal alterations would be to the first floor where the layout will be reconfigured for a better use of space (as shown on the drawings provided). Access to the dwelling would be via a shared lobby on the ground floor with new front door access to the dwelling on the first floor. Architectural features would be retained including the chimney breasts and sash windows. The first floor accommodation would comprise of an open plan living/dining room to the front with new linking hall to the kitchen and external terrace to the rear. Off the linking hall would be a wet room and store room. The second floor would become the master bedroom.



# Heritage Assets

FIGURE 1. LATER STAIRCASE AND MODERN FINISHES THROUGHOUT PROPERTY AS EXISTING.

## HERITAGE ASSETS

The property is a grade II listed building (see Appendix A for listed description) and is located within the Emsworth Conservation Area. These are both designated heritage assets as defined in the NPPF.

## SIGNIFICANCE OF HERITAGE ASSETS

The significance of a heritage asset is the sum of its architectural, historic, artistic or archaeological interest. The English Heritage (now Historic England) document titled 'Conservation Principles' identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential. The application property has primarily aesthetic value and perhaps historic and communal value derived from the ways in which past people, events and aspects of life may have been connected to the property.

The conservation area has values covering all four of these areas.

## IMPACT ON HERITAGE ASSETS

These very modest proposals would have little impact on the architectural and historic interest of the listed building and similarly the conservation area. Internally there are no surviving architectural features, the property having been substantially modernised some time ago. The frontage and overall form of the property would remain as existing. This is essentially the significance of the listed building and the application proposals would not change this appearance. The office/studio to the ground floor would maintain the commercial shopfront appearance and help strengthen the Emsworth high street, while the introduction of a single bedroom dwelling to the first and second floors would further, safeguard the future of this listed building.



# Heritage & Planning Policy

## RESIDENTIAL AMENITY

There would be no negative impact on residential amenity as a result of the application proposals.

## CAR PARKING AND ACCESS

There is no on-site car parking or rear access. However, this is an accessible town centre location and the proposed use as a small office/studio and dwelling is likely to generate considerably less parking demand than either a large sole commercial or residential use.

## HERITAGE AND PLANNING POLICY

The Core Strategy adopted in March 2011 is the local plan and the following policies are relevant to the application proposals:-

Policy CS4 refers to town centres and seeks to retain commercial uses at ground floor level particularly on primary and secondary frontages.

Maintaining commercial office/studio on the ground floor supports this policy.

Policy CS11 refers to the built heritage. Paragraph 4 states that planning permission will be granted for development that protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CS16 refers to high quality design. It requires development to respond positively to historic and local character and to use characteristics of the locality to help inform the design of new development. Height, massing, materials and proportions of windows and doors are referred to in Paragraph 1.

Policy CS17 is about concentrating development in urban areas and CS20 sets out the transport and access strategy for the borough.



# Heritage & Planning Policy

## HERITAGE AND PLANNING POLICY

It is considered that the proposed development would be fully in line with the relevant policies in the Core Strategy.

Paragraph 14 of the NPPF sets out the presumption in favour of sustainable development and confirms that proposals should be approved provided they accord with the development plan. Furthermore, there are chapters in the NPPF that relate to a wide choice of high quality homes, good design and the historic environment that are relevant to the proposed development.

It is considered that the proposed development would comply with advice in Chapter 12 of the NPPF. The proposal is consistent with advice in Paragraph 131, as it would result in conservation through a carefully considered development that would make a positive contribution to local character and distinctiveness.

Paragraph 133 and 134 suggest that where development would cause harm to the significance of a designated heritage asset permission should usually be refused unless there is clear and convincing justification or public benefits. It is not considered that any harm would be caused to the heritage assets that are the listed building and conservation area, quite the contrary, the character and appearance of the conservation area would, it is considered, be preserved and special interest of the listed building preserved.

The English Heritage (now Historic England) Conservation Policies and Guidance (2008) provides comprehensive guidance on the built heritage. Paragraph 138 advises that New work or alteration to a significant place should normally be acceptable if:

1. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;
2. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
3. the proposals aspire to a quality of design and execution which may be valued now and in the future;
4. the long term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.



# Heritage & Planning Policy

## HERITAGE AND PLANNING POLICY

The proposed development would, it is considered, be consistent with this guidance. In particular, the alterations would not materially harm the value of the place and the quality of the design proposed may be valued now and in the future.

The Historic Environment Planning Practice Guide has not been cancelled following the issue of the National Planning Practice Guide. This guide provides some advice on alterations and additions. It is considered that the proposed development would be in line with wording in Paragraphs 178, 179 and 182 as it would respect the special architectural and historic interest of the building. In particular, the new work would not dominate and the principle elevation to the street would be largely unaltered.

## FLOOD RISK

The property is located within Flood Zone 1 and therefore not at risk of flooding.

## ASSESSMENT

This part of Emsworth is a mixed-use area on the edge of the town centre where a split use residential and office/studio use would be compatible and appropriate.

The new office/studio space will support the growth of a local company who wish to stay in the area.



# Assessment & Conclusion

## ASSESSMENT

Internally the property is essentially modern and deficient in any historic interest. As such the proposed alterations would not impact on the significance of the listed building.

No external alterations are proposed apart from replacing the shopfront signage, painting some of the external details and some general making good, therefore the character and appearance of the conservation area would be preserved.

There would be no meaningful impact on highway or transportation issues.

## CONCLUSION

The proposals would constitute sustainable development and provide a good quality dwelling and office/studio space in a highly accessible town centre location. There would be no negative impact on neighbours' amenity, local and national planning/heritage guidance would be adhered to, and the special interest of the listed building would be preserved. In doing so the character and appearance of the conservation area would be preserved.