

Introduction

15 High Street, Emsworth is located in the heart of Emsworth Town centre, very close to the existing 13th Century Market Square. The building itself is not listed but is connected to No. 13 which is listed. The site is within Emsworth Conservation area. No. 15 High Street was one of the last banks in the area to be closed down in June 2017 due to the increase in online activity and mobile banking.

Policy

The following policies are of particular relevance:

CS4 Town, District and Local Centres
 CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough.
 CS12 Chichester Harbour Area of Outstanding Natural Beauty (AONB)
 CS17 Concentration and Distribution of Development within the Urban Areas
 CS21 Developer Requirements
 DM2 Protection of Existing Community Facilities and Shops
 DM13 Car and Cycle Parking on Residential Development
 DM24 Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development
 AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements
 AL3 Town, District and Local Centres
 Guiding Principle 3 of the Local Plan Housing Statement
 Havant Borough Parking SPD (July 2016)
 Chichester Harbour Area of Outstanding Natural Beauty SPD (July 2017)

The site falls within Emsworth District Centre as defined by Policies CS4 and AL3. The site is located on Primary frontage on the High Street. The proposal is still looking at creating and encouraging town centre development which would support small and independent business by retaining the ground floor space.

The proposal looks to provide a well designed mix use development which is indicated in Paragraph 3.54 of the supporting text for Policy CS4.

'Well-designed and inclusive mixed-use developments in identified centres can play an important role in promoting their vitality and viability. The use of upper floors for offices can provide local employment opportunities in accessible locations. Residential development on upper floors can



Fig 1.0 Location Plan (NTS)

make an efficient use of town centre land while adding to the mix of dwelling types and tenures available in the borough’.

By retaining the ground floor as an active frontages would be meeting Policy CS4.

Although the building is not listed is defined as being within the Emsworth Conservation area. The proposals for the main frontage of the building would look to retain some of the existing vernacular of the surrounding listed buildings and therefore *‘Protecting and Enhancing the special Environment and Heritage of Havant Borough’* as defined by Policy CS11.

Given that the building has not been open as an active bank for almost a year we have looked at how best to provide the most effective use of land by having a mixed use development as defined by Policy CS17.

The inclusive of residential development to the upper floors is supported in PPS3 which promotes re-use of vacant properties in urban areas for residential use.

Design

Use

Our client is looking to use the property for a flexible A1/A2 use on the ground floor with three residential apartments on the first and second floors.

The scheme looks to provide a ground floor unit retaining its Class A2 use but has the ability to have a A1 use under permitted development, therefore flexible use class. The upper floors would contain 3 No. 2 bedroom apartments.

Amount and scale

There is a small extension that would be located to the rear court yard to allow the connection from the front of the site to the rear staircase, as there is limited access is provided to the rear other than for refuse and fire.

Layout

The current existing entrance into the unit from the high street will be retained as the primary entry into the building for the residential flats above. A newly constructed partition will be formed from the entrance to the rear of the building with a newly formed opening to the current open courtyard to the rear. The intention is to enclose the court yard in part to allow access to the revised staircase to the upper floors.

A new entrance will be created on the front elevation within an existing window opening to the left of the building. This will provide the access point into the ground floor unit. The existing partitions with the ground floor will be removed.

The main bay windows to the projected frontage will be revised to lower the cills of the windows, this will pick up the heights of the adjoining property No. 13.

Within the middle section of the rear outshoot an office and disabled WC will be created which would include installing two number windows looking towards the internal court yard.

The existing staircase to the rear of the outshoot will be removed and infilled to allow the creation of a refuse and cycle storage area for the apartments and a separate area for the commercial unit.



Fig 2.0 Existing Front Elevation

A new staircase will be installed in a similar location to the existing from ground to first, this would provide access to the 3 No. flats. The existing staircase within the main core of the building will be replaced with a new staircase to maximise area for each of the flats at first and second floor level.

To the first floor and second floor these will contain 2 No. bedrooms and living room to the front with bathrooms and kitchens to the rear thus allowing for all waste to be discharged to the rear of the site. The rear flat on the first floor will have 2 No. bedrooms which will include the introduction of new windows to serve these.

Appearance

The design has been done in such a way to minimise the disturbance to the external envelope of the building and reduce any interruptions. The facade changes to the front of the site would be to lower the existing bay windows, this would look to remove the lower section of slate cladded base in addition.

The new front door into the ground floor unit will be more in keeping with that of the retail unit with a glazed door and canopy to replicate the detail over the main bay windows.

All new windows will be constructed to pick up the existing detailing of the main windows.

The covered area to the rear courtyard will be constructed using a lightweight steel structure with a timber roof covered in built up felt roof. A glazed door to allow access to the bins and cycle storage will be provided.

The main front elevation will be repointed where the existing signage was located and where existing extract units have been installed in the brickwork.

To the elevation facing south which overlooks the cafe next door will have some slate hanging installed to provide addition weather protection as they have suffered some water ingress.



Fig 3.0 Existing Front Door

Landscape

There is not much in the way of external landscaped areas. However, the area that is proposed would have the existing concrete area reviewed to provide a better decorative finish to the rear courtyard.

Access

A new pedestrian access will be provided to the left of the unit to the ground floor. The door will be adequate sized for a wheelchair access. There will be an accessible WC to the rear of unit on ground floor for staff members. Where applicable our client would look to meet the requirements of the Disability Discrimination Act 1995, Disability Discrimination (Employment) Regulations and where applicable Approval Document M of the Building Regulations 2015

In reference the access to the upper floor flats this will be via the existing access at the front of the site. Entrance ways will be wide with an ambulant staircase to the first floor.

There are 3 No. spaces that are for the use of No. 15 High Street and these are to the rear of the site and accessed via an alley. The site has good transport links to either a bus or train.

Cycle storage will be provided for the three flats and each will have the ability to have two number spaces each.

The access to the rear of the property from the side alley between No. 11 & No. 13 High Street, is limited for the use of refuse collection and fire purposes.

Ecology

Not required with this application as no works to the main roof of the building.

Planning History

Demolition of two storey store to the rear of 15 High Street, Emsworth
REF 20712/11

Illuminated Projecting box sign
REF ADV/00266/2 dated 23/05/1984

Illuminated Projecting box sign
REF: ADV/00266/1 dated 17/02/1984

Listed Building Consent for Demolition of Ground floor front protection
and rebuilding, and other alterations.
REF: 20712/20 dated 01/07/1982

Revisions to High Street Elevation, internal alterations and refurbishment.
REF: 20712/19 dated 28/06/1982

Installation of Service Till
REF: 89/54353 refused 27/02/1990

Installation of NCR 5084 Service till
REF: 91/54353/001 approved 15/04/1991

Internally illuminated double side projecting sign.
REF: 93/54353/002: Refused 08/06/1993

Double Sided externally illuminated hanging sign.
REF: 93/54353/003: Refused 20/09/1993

Individual letters, internal illuminated to replace existing
REF: 94/54353/004: Refused 22/06/1994

Internally illuminated fascia sign.
REF: 94/4353/005: Approved 18/10/1994



Fig 4.0 Existing Bay window to have cill lowered

Replace existing ATM (cash Machine) with New ATM to east Elevation.

REF: 97/54353/006: Approved 11/02/1998

Display of internally illuminated individual letters and logo, non illuminated double sided projecting sign, ATM sign and various non illuminated information signs to front elevation.

REF: 02/54353/007 Approved 27/11/2002

Display of flat non illuminated lettering to fascia; 1 No. non-illuminated hanging heritage sign, 1 No. ATM bezel, 2 No. acrylic non-illuminated panels.

REF: APP/15/00273 Approved 29/04/2015

Pre-application advice

No Pre Application has been sought.

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