

HERITAGE STATEMENT

Change of Use from Shop (A1) to 3 Bed Dwelling along with Single Storey Rear Extension, Demolition of outbuildings and New Rooflights to Rear Elevation to 12 Queen Street, Emsworth. PO10 7YA

1 ASSESSMENT OF HERITAGE SIGNIFICANCE

The property lies within the Emsworth Conservation area along the top northern side of Queen Street, and is a Grade 2 listed building - List entry Number: 1303435, first listed 6th Feb 1984.

The exact date of the property is unknown but is estimated to be approx. circa 1850's.

Listing details:

'House above shop. Mid C19 front to older house. Brick walls, hipped tile roof. 3 storeys and attic, 1 above 2 windows. Flemish bond, brick dentil eaves, stone lintels. Sashes, Shopfront with cornice on brackets, arched lights to 1/2-glazed door.'

2 ASSESMENT OF IMPACT

The change of use to an entire domestic dwelling would be in keeping with the use of other properties along Queen Street. The retained use as a shop with dwelling above has been identified by the Marketing Report as non-viable within the current market.

There is no change to the principle elevation facing Queens Street with original shop front retained.

The lean-to rear extension and outbuilding which are to be removed as part of the proposal are not significant historic features. No new openings are to be inserted within the internal existing historic structure linking with the new extension.

A new side window is proposed within the dining area which will assist in natural daylight and ventilation within this internal room.

The new rear extension is single storey and extends up to and encompasses the existing rear WC outbuilding structure. The proposed flat roof is at a minimum height allowing for the new ceiling to be at an equal height to the main ground floor of the existing structure. The boundary wall is to be raised slightly adjacent to where the existing WC structure butted against the wall to allow for the new flat roof height. This increase of approx. 450mm height over approx. 2.5m will have a minimal impact to the neighbouring property and will continue the boundary parapet wall in equal materials, whilst allow for retaining suitable weathering to the new roof.

3 MITIGATION STRATEGY

The change of use to an entire domestic dwelling is believed to revert back to the original use of the building, which was more likely to have originally been constructed as a domestic dwelling. The shop front façade addressing the street frontage is to be retained as it portrays evidence of the historic past use of the building. This preserves evidence of the historic use of the building.

The rear extension benefits the building by improving the ground floor living space to meet current habitable levels by introducing thermal elements to meet current thermal requirements and linking the WC to be accessed directly from internal living space.

No additional internal openings are created allowing the new extension to have minimal impact and effect to the main existing structure.

The proposed internal alterations within the building are all minor, with removal of cupboard partitions and a more recent bathroom partition. The proposals retain all historic partitions, doorways and staircase. The previously raised shop floor is to be reverted back to the original level, as is evident from looking at floor structure within the cellar.

The proposals retain and enhance the character of the existing structure.