

Design, Access and Heritage Statement.

51 High Street Emsworth – 1069-Rev 01
– 05/03/18

Introduction

The Design, Heritage and Access Statement has been prepared on behalf of my client as part of the planning application for internal alterations to a listed building.

The format of the statement is derived from guidance issued by the Government's Department of Communities and Local Government, and by the Commission for Architecture and the Built Environment.

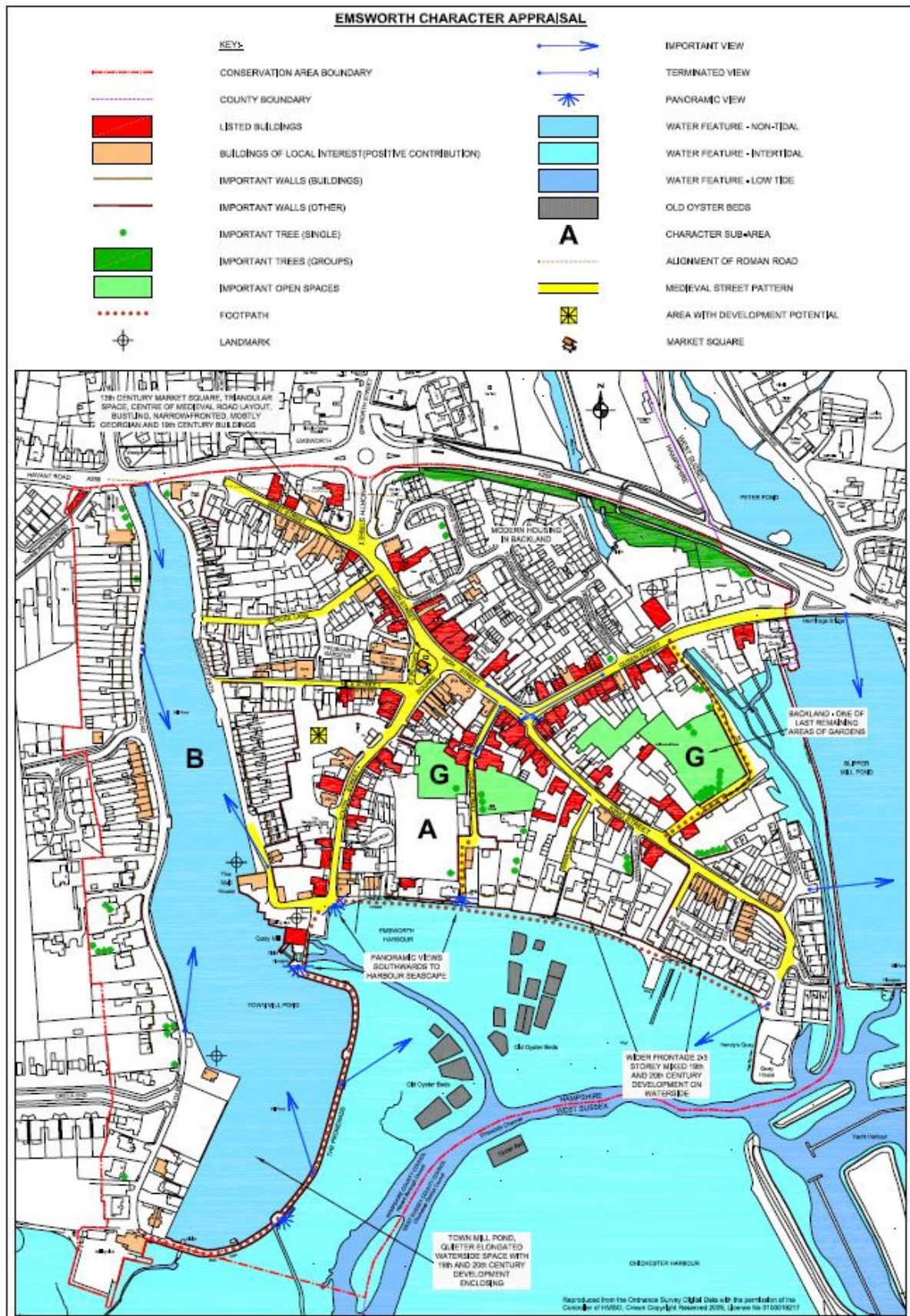
Planning Proposal

Under the planning application, we are looking for listed building consent. The listed building consent to remove modern constructed interior walls, ceilings and finishes and undertake an internal refurbishment to bring the building up to current building regulation standards where practically possible whilst retaining the remaining historic fabric.

Conservation Area

The site is within the Emsworth Conservation Area. The following is the conservation map.

We appreciate the importance of Emsworth High Street and the history and character, which has given the importance of the protection of this area. Although our proposals do not seek to make material change to the elevations, we hope that our interior proposal will be a welcomed addition in improving the building and further protecting the building through a well-constructed and refurbished proposal.



Location

The site sits on a corner plot and fronts Emsworth High Street. The building has front pedestrian access and a rear vehicular access via a carport that serves the residential property above the proposal.



Along the high street, there is a rich tapestry of buildings of various ages and construction. This adds to the wealth of character in the high street with a distinct mixture of mainly brick and render structures with a few timber-framed structures.

Existing Photographs



Front of
property



Front of
property



Rear of
Property



Interior as
seen from
front
entrance.



Internal kitchenette.



Interior back to front entrance showing door to basement.



Adhoc and poorly constructed cupboards.



Internal view back to the main entrance.

Listed Building

The following is the listing from Historic Englands website.

51, HIGH STREET

List Entry Summary

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

List entry Number: 1303684

Location

51, HIGH STREET

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

County: Hampshire

District: Havant

District Type: District Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 06-Feb-1984

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 135382

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SU 7505 HAVANT HIGH STREET Emsworth (West Side)

11/15 No. 51.

GV II

House above shop. Late C18. Rendered walling, and slate roofing. 3 storeys, 1 window. Sashes. Modern shopfront. Included for group value.

Refurbishment to the listed building

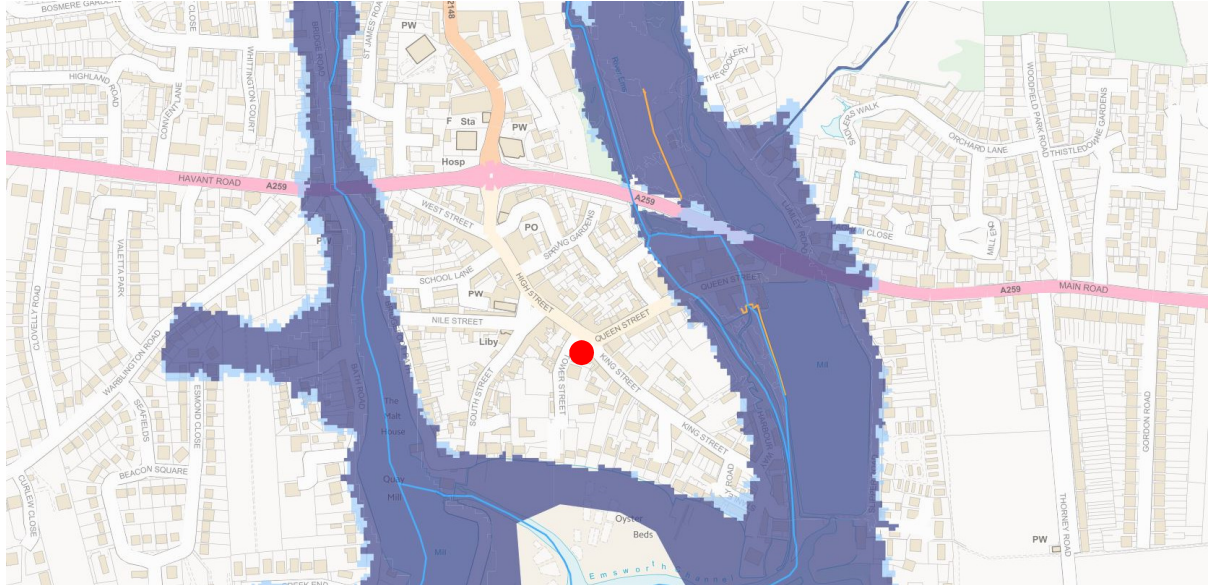
We note that the listing is associated with the exterior features only. The building has been subject to a number of internal alterations and adaptations with new steel beams creating an open plan. New modern plasterboard partitions creating enclosed rooms, modern skirting artex ceilings and ad hoc cupboard spaces. We seek the approval to remove these elements and undertake a co-ordinated refurbishment including but not limited to:

- New electrics and wiring.
- Refreshed plumbing and waste services.
- Improved fire rating and soundproofing.
- General refurbishment of the decoration, including ceilings, walls floors etc.

In all we feel this will be beneficial to the property, as it will reduce its risk of water or fire damage as we undertake a full refurbishment. It will general improve the interior of the building and ensuring that it requires minimal maintenance for the years to come. For more details of our refurbishment proposal, please refer to the drawings for further information.

Flood Risk Assessment

The site is outside of any flood risk zone. The proposed development will not cause any adverse effect or increase flooding in the local area. As seen in the map the site is outside the flood risk.



Conclusion

The proposal will create the ability to provide a refurbished property, ensuring the building is improved further protecting the building for future generations. It will allow an established business to continue to grow in an owner-occupier refurbished building.

