

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 a change of use from A3 to A2 use and 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

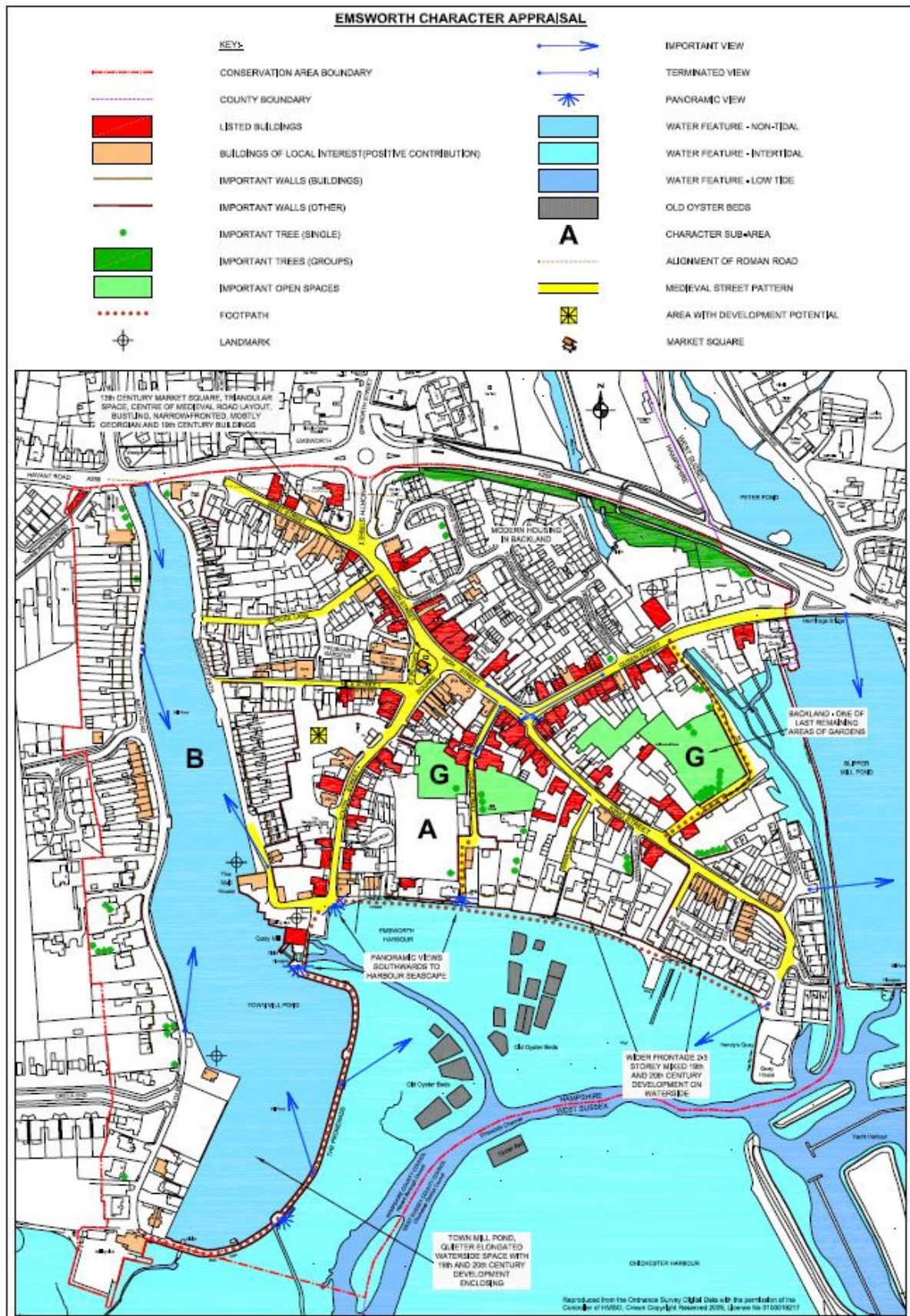
Under the planning application, we are looking for a change of use from A3 to a A2 class as well as minor internal alterations to the listed building. Historically the site has previously operated under an A2 class, with its last known use as A3. The listed building consent to remove modern constructed 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.

This application is made by the owner-occupier and will see the creation of a fit for purpose A2 unit.

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. This is a prime position for A2 use.



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.

Class Use & Application Renewal for A2

Attached below is the history of planning use for 51 High Street Emsworth, this has been taken from Havant's planning portal. It shows the variety of class use given previously on the site. As you can see, the site has had an established history of A1, A2 and B1 use. Under the application, we feel it is a matter of course to change the current A3 use and reinstate the A2 use for the site.

Minor alterations and Change of Use from A2 (Estate Agent) to a single domestic unit. [📄](#)

51 High Street, Emsworth, PO107AN

Ref. No: 06/56461/008 | Received: Mon 15 May 2006 | Validated: Mon 15 May 2006 | Status: Appeal decided

Listed Building Consent for internal and external works to building. [📄](#)

51 High Street, Emsworth, PO107AN

Ref. No: 06/56461/009 | Received: Mon 15 May 2006 | Validated: Mon 15 May 2006 | Status: Decided

Listed Building application for 1 non-illuminated swinging sign, 2 non-illuminated fascia signs... [📄](#)

Costa Del Sol Properties, 51 High Street, Emsworth, Hampshire, PO107AN

Ref. No: 98/56461/007 | Received: Wed 15 Apr 1998 | Validated: Fri 17 Apr 1998 | Status: Decided

Change of use of ground floor from Class B1 (office use) to Class A2 (financial and professional... [📄](#)

Costa Del Sol Properties, 51 High Street, Emsworth, Hampshire, PO107AN

Ref. No: 98/56461/006 | Received: Fri 27 Mar 1998 | Validated: Fri 17 Apr 1998 | Status: Decided

1 non-illuminated swinging sign, 2 non-illuminated fascia signs and 1 window transfer [📄](#)

Costa Del Sol Properties, 51 High Street, Emsworth, Hampshire, PO107AN

Ref. No: 98/56461/005 | Received: Thu 12 Mar 1998 | Validated: Fri 17 Apr 1998 | Status: Decided

Renewal of temporary permission no. 94/56461/3 to continue use of premises as offices (B1) [📄](#)

Costa Del Sol Properties, 51 High Street, Emsworth, Hampshire, PO107AN

Ref. No: 97/56461/004 | Received: Fri 07 Feb 1997 | Validated: Thu 20 Feb 1997 | Status: Decided

Siting of a telecommunication cabinet. [📄](#)

Land West of 51 High Street Emsworth

Ref. No: 94/59486/000 | Received: Mon 05 Sep 1994 | Validated: Mon 05 Sep 1994 | Status: Decided

Continued use of Ground Floor as Offices (B1) [📄](#)

Costa Del Sol Properties, 51 High Street, Emsworth, Hampshire, PO107AN

Ref. No: 94/56461/003 | Received: Fri 14 Jan 1994 | Validated: Fri 14 Jan 1994 | Status: Decided

C/U of grd floor from retail (A1) to office (B1), new shop front, alterations to Tower St eleva... [📄](#)

Costa Del Sol Properties, 51 High Street, Emsworth, Hampshire, PO107AN

Ref. No: 91/56461/000 | Received: Wed 20 Nov 1991 | Validated: Wed 20 Nov 1991 | Status: Decided

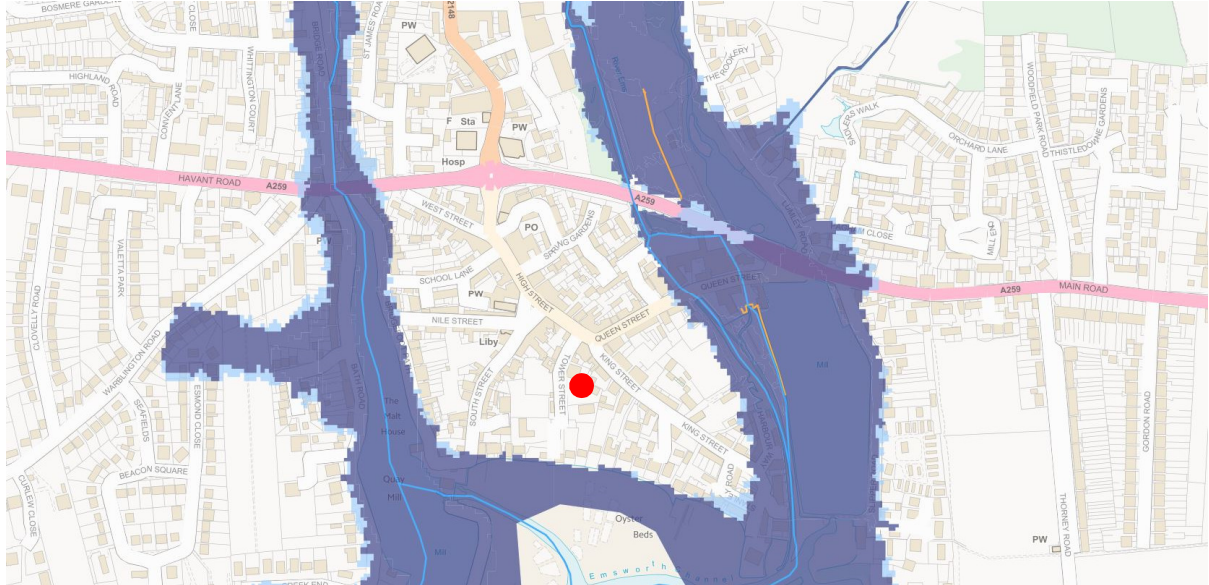
New shop front, alterations to Tower St elevation, relocation of fire escape stairs, replace 1st ... [📄](#)

Costa Del Sol Properties, 51 High Street, Emsworth, Hampshire, PO107AN

Ref. No: 91/56461/001 | Received: Wed 20 Nov 1991 | Validated: Wed 20 Nov 1991 | Status: Unknown

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 A2 class 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.

