

DESIGN & ACCESS 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 PHYSICAL CONTEXT

The property lies within the Emsworth Conservation area along the top northern side of Queen Street, and is a Grade 2 listed building, believed to have been built in the 19th century.



Fig 1 – Front view of property from Queens Street



Fig 2 – Rear view of property.

The property is a 3 bedroom domestic dwelling over 4 floors with shop to the front ground floor room with large shop front display window facing Queen Street. The property had previously been used as an antique shop, 'Tiffins', with domestic dwelling accommodation above, until recently, approx. 2016 and is currently vacant.

2 SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The following policies apply from the Havant Borough Core Strategy 2011:

AL3 - Town, District and Local Centres - The property is within the proposed District Centre Boundary but outside primary and secondary frontage area. Therefore there are no policy requirements to retain A1 use in the proposal location.

CS16 - High Quality Design

The Emsworth Conservation Area Character Appraisal (March 2010) should be considered. There are listed buildings either side of the property and along the opposite side of the street.

3 THE PROPOSAL, DESIGN PRINCIPLES, MASS & SCALE.

3.1 The proposal for Change of Use:

The property is currently vacant. The previous occupiers, Tiffins Antiques ceased trading approx. 2016. There has been a full marketing campaign since 3rd September

2017 to try and obtain a tenant. The report suggests there is a current lack of demand for such a property with the split use. The full report is included with this application under separate attachment.

Queen Street has a mix use throughout with the majority of properties in close proximity being domestic dwellings. Along the opposite side of the road the properties are nearly all domestic dwellings. The proposal is to convert the property entirely into a domestic dwelling.

3.2 The proposal for a Single Storey Rear Extension

The existing lean-to extension to the rear is only single skin and has a fully glazed roof, and although being used for the main kitchen is not suitable for current habitable accommodation. The existing rear WC accessed via the external courtyard is also dated for modern day use.



Fig 3 – View of existing WC outbuilding from rear garden Fig 4 – Existing lean-to, currently used as the kitchen

The proposal allows for a new single storey rear extension to replace the existing lean-to and WC structure. The existing ground floor accommodation is also rather lacking in amenity space for a 3 bedroom property.

It is proposed to replace the existing lean-to and WC structure and extend out to the rear to provide additional ground floor accommodation, extending up to and in-line with the rear of the existing WC structure. The width of the extension allows for suitable access from the rear garden along the side passage into Queen Street, equal to the existing lean-to.

The roof is designed as a flat roof to minimise the mass and height of the roof and retains a ceiling height equal to the existing main house structure. The flat roof also incorporates a rooflight, providing natural daylight to the internal space. The existing boundary wall which abuts the flat roof, requires raising slightly where the WC structure is removed, to allow for a continuation of the parapet boundary to abut the new flat roof structure.

3.3 The proposal for Demolition to the Outbuildings

The existing lean-to and WC structure are to be removed to allow for the new single storey extension. Existing openings into the main house structure are to be retained.

3.4 Internal alterations proposed.

The existing shop display front room is to be revised to become a lounge. The floor is currently raised at a height equal to the cill of the shop front bay window with lowered corridor access from the entrance door to the staircase. The floor was presumably revised at some stage to allow for display of items within the room. Within the cellar below, the original floor timbers can be seen to be clearly cut, and relatively new.

timbers used over the raised section of floor. The proposal is to lower the floor back to the original level equal to the current lowered corridor.

The shop front display window will be retained and privacy provided to the internal areas by way of a split louvered screen allowing a height division to prevent onlookers looking in from the pavement, whilst allowing for natural daylight to enter the room.



Fig 5: Cellar showing raised floor above



Fig 6 – View of existing shop display front room with raised floor and lowered corridor

A new window is proposed within the existing ground floor rear room (new dining room). This will look out into the side passageway directly onto the neighbouring brick wall boundary and is designed to provide some ventilation and natural daylight into this room. There will be no overlooking to neighbouring properties as the window will look out directly onto the flank gable end of the neighbouring structure which is solid masonry with no windows.

The upper two floors are to be retained to equal use as bedrooms and bathroom accommodation, with the inclusion of an ensuite to the master bedroom by introducing a new partition wall. The existing rear bathroom will be divided with a solid partition wall with access from the front bedroom. There is already sufficient access past the chimney breast along this side, and only modern style wardrobe partitions are to be removed, no masonry or structural changes will be necessary.



Fig 7: Existing Bed 3 showing wardrobes to be removed to allow for access to ensuite.

4 SCALE, POSITION, LAYOUT AND BOUNDARIES

The extent of the new single storey extension will be in-line with the existing WC structure and width kept to equal the existing lean-to allowing for access along the

side passageway from the courtyard garden. 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 retained external amenity space within the courtyard garden allows for a reasonable and sufficiently sized fully walled courtyard for use with the property, sufficient for a seating area with garden table and chairs.

The boundary wall is to be raised slightly adjacent to where the existing WC structure butts 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 allowing for retaining suitable weathering to the new roof.

5 MATERIALS/APPEARANCE

Materials are generally to match the existing property with matching facing brickwork to the rear extension. The flat roof will be either lead or lead effect glass reinforced plastic (GRP). The rooflight will be thin profiled aluminium, in grey. New external doors and windows to be matching timber sash windows with profiles generally to match existing.

6 PARKING

There are no parking spaces provided with the existing property and no parking spaces are therefore provided for the proposal. It should be noted that Queen Street allows for resident parking permits. Being within the Town Centre boundary the property is in close proximity to local public transport.

7 CONCLUSION

The change of use is not affected by requirements under local policy with regard to primary and secondary frontage areas. There is already a mix class use along Queen Street with the majority in close proximity of the proposal site being residential dwellings with no or restricted parking.

The single storey extension will have minimal impact, if any, to the neighbouring properties. The size, scale and proportions of the extension and internal alterations address the style, size and character of the listed building and retain original openings linking with the existing structure. No structural changes to the existing structure are proposed, apart from a new window opening to the dining room. The staircase, internal doors and original partitioning are to be retained.

There will be no change to the main Queen Street front elevation.

It is therefore considered that the proposals do not adversely affect the character, appearance of the Listed Building or overall setting within the Conservation Area and that the scheme has no adverse impact on neighbouring properties.

Relevant local and national policies are complied with and there is no adverse effect on any other interest of acknowledged importance.

In view of the issues detailed in this report it is considered appropriate that planning permission and listed building consent be granted for the proposal.