

Combined Design & Access and Heritage Statement

Description: Reconfiguration of the first floor and loft room to reinstate a 3-bedroom unit of dwelling to the property, with associated works to the interior & fenestration.

Property: 32 High Street, Emsworth, PO10 7AW

Date: 31st January 2024

Prepared by: Megan Alexander, Helyer Davies Architects Ltd



Figure 1: Front Elevation of the property from the High Street.

Introduction

Helyer Davies Architects have been appointed to extend and renovate the existing dwelling at 32(B) High Street, Emsworth, PO10 7AW. Situated on the North-East side of the road.

32 High St is owned as a whole by the client and is of mixed use, currently with estate agents 'Office A' to the ground floor and part first floor; 'Office B' to the first floor and loft room; a 1-bedroom unit of dwelling to the first floor; and a holiday let bungalow to the rear courtyard.

The existing dwelling (32B) is a first-floor apartment, accessed separately to the side (south-east corner) of the property. The dwelling unit and 'Office B' have been vacant for some time. The client's aspirations are to renovate and refurbish the property, building on the previously approved application by the previous owner (See 2.3).

This scheme proposes to reinstate a three-bedroom unit of dwelling to the property. The aim of which is to achieve a better proportioned, more sympathetic and habitable space.

The following drawings accompany the application:

- 23093-01 Existing
- 23093-02 Proposed Site Plan
- 23093- 03 Proposed Plans & Elevations

Other supporting documents:

- Window Condition Report
- Structural report of the ceiling/ roof to the area above the proposed kitchen

The existing base information has been sourced from a survey carried out by J. Brotherton & Partners to accurately establish existing floor levels, proximity to adjoining buildings and their ridge and eaves heights. The OS extracts are to show the site location and block plan only.

Site Planning History

This proposal builds off the previously approved application attained by the previous owners. (Ref: APP/16/00766): *Listed Building application for internal and external alterations including removal of some internal walls and changes to fenestration and demolition of redundant chimney stack to rear of property. Grant perm/consent/certify lawfulness October 2016*

The scheme under this application is a similar to the application above, as permitted in October 2016, but is to include the conversion of the first-floor estate agents offices and the loft room.

Pre-application advice

Ref: GEN/23/00275 : Pre-application advice received by email on the 2nd May 2023 from Rachael McMurray after consultation with Joseph Toole.

"Thank you for the site meeting earlier today. I have now chased up the response with my colleague Joe. My apologies but I was incorrect in that I thought a response had been sent out to you regarding the first part of the enquiry (repair and redecoration). The enquiry had been allocated to another planning officer however, they had not yet had a chance to respond. Apologies for the delay on this but I can now offer the following response / advice:

Your proposed repair works set out in the email below (10/4) can be carried out without the need for listed building consent or planning permission. Where replacement roof tiles are proposed, these must match the existing.

With regards to the conversion of the first floor from office use to residential, I can confirm that this will require planning permission and listed building consent."

REF: GEN/23/00964 : Written (Letter) Listed Buildings advice supporting the scheme in principle received on 20th December 2023 following a site visit from Principle Heritage Officer Rachael McMurray;

" The existing first floor interior viewed on site, is a sub-division of a larger unit. It is quite plain and typical of its period, but clearly with some modern alterations. The current layout makes for quite poky rear rooms and valuable space taken up by a corridor. The intended internal re-planning, which reintroduces the first floor space, currently above the estate agent offices, makes for a more workable and pleasant interior without compromising its architectural/historic interest and is within the spirit of the previous listed building consents for residential conversion."

Site Context & Location



Figure 2: Area of the High Street circled on Aerial Map of Emsworth (from Google Maps)

The site is situated in the historic core of Emsworth in Hampshire. Emsworth is a small coastal town situated in the south-eastern corner of Havant Borough and retains a vibrant District Centre which is well served by both road and rail public transport. The A259 runs through the town and provides access to both the A3 and A27 further to the north.

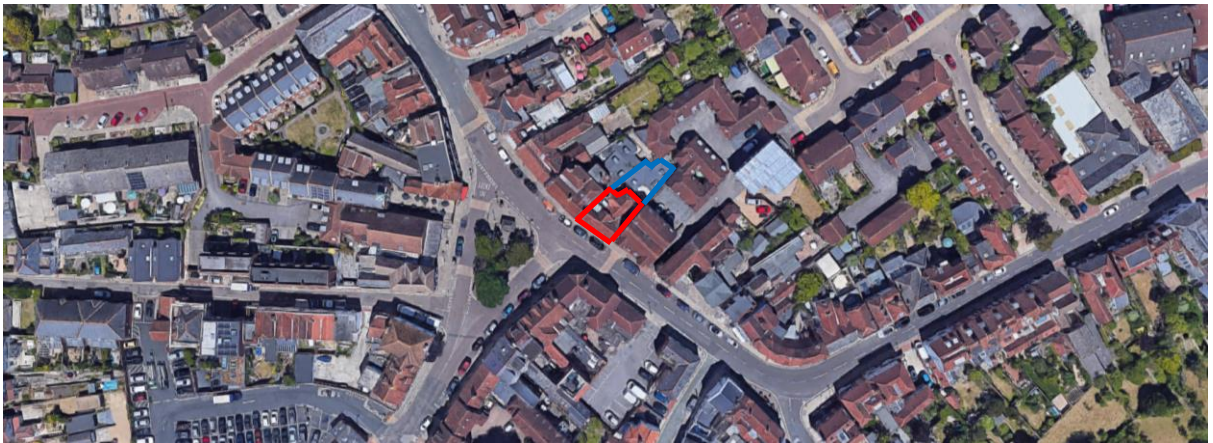


Figure 3: 32 High Street, Aerial Map of High Street Area in Emsworth (from Google Maps)

The surrounding properties to the site are buildings of traditional style and typical of the local vernacular. These buildings have various mixed uses from shops, pubs and restaurants to offices and professional services, and some residential dwellings. Materials are of a various palette, ranging from brown/red bricks, light-coloured painted bricks and cream/white render for walls. The roofs are generally clay tiles with some grey slate. Due to the terraced street, the boundary frontages are generally open to the pavement and the street of High Street itself, towards St Peter's Square.

Flood Risk

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. The top right map shows the extent of flood risk and is to be read in conjunction with the below:

This property is located within the Environmental Agency's Flood Zone 1, which is defined as having a 'low probability of flooding- Land having a less than 1 in 1000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map)" As a result, our application will not require flood risk assessment.

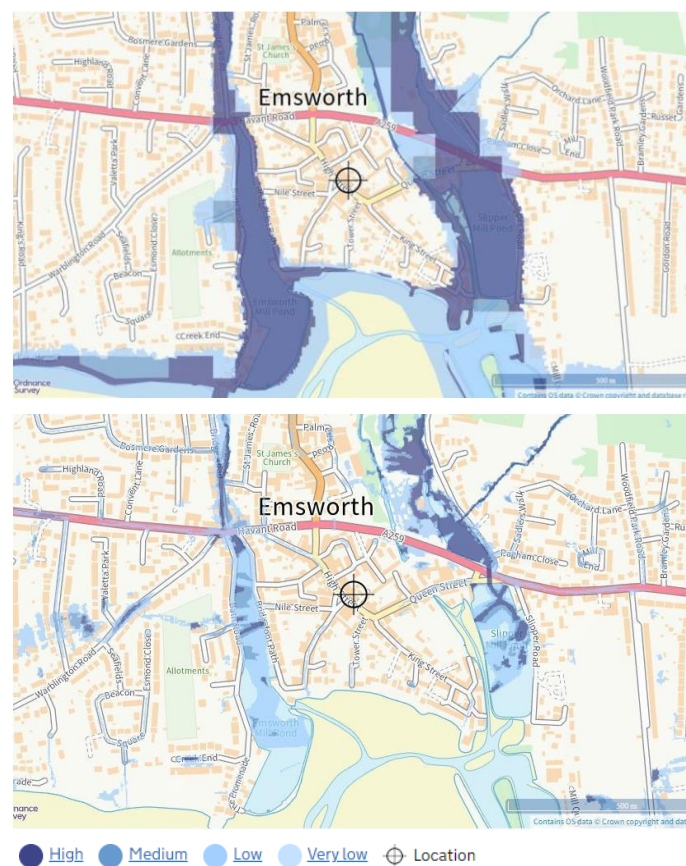


Fig. 4- Top: Flood Risk from Rivers & Sea
Bottom: Flood Risk from Surface Water (Source: Environmental Agency)

Emsworth Conservation Area Map

The site is located in Emsworth Conservation Area. A map of Emsworth Conservation Area is shown in figure 4 below.

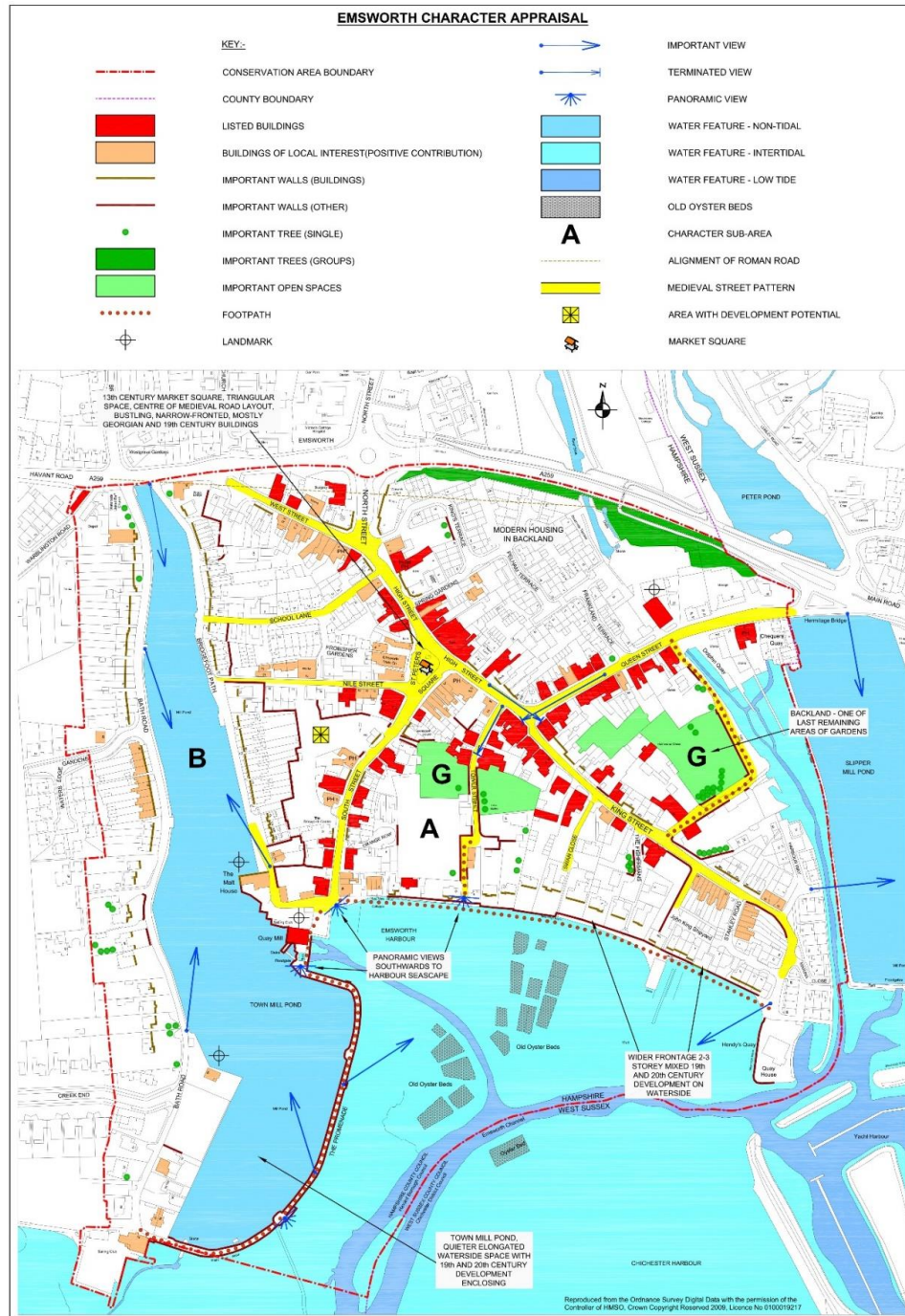


Figure 5: Map of Emsworth Conservation Area
(L:\Community Group\Development and Technical Services\PPUD & DS Shared\Conservation Area Character Appraisals and Management PI (havant.gov.uk))

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Site Heritage

The property sits on Emsworth High Street looking across South-West across St. Peters Square to South Street. Surrounding properties vary slightly in scale, age and material.

Until 1987, the unit of dwelling encompassed the majority of the first floor and included three bedrooms.

At this time, the apartment was then subdivided to provide more office space for the Estate Agents. The result of this partition is an awkward and compact living arrangement. The property sits within the Emsworth 'Conservation Area and the Chichester Harbour AONB'. The area of High Street, where the site is located, also appears in 'Emsworth Conservation Area Character Appraisal' including excerpts such as; *"High Street ... widens at its southern end into Emsworth's former market place (now St Peter's Square), from which the town developed from the 13th century and is still a busy hub. The buildings grouped around the original medieval triangular space, have a haphazard harmony with different colours and detailed treatments - and the streets leading off South Street and King Street - from the two south and east apexes and the narrowing High Street to the north are effectively closed in perspective."*



Fig. 6 - 1928 Ariel view of the property and street scene (Source: Emsworthonline.co.uk)

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1091593
Date first listed:	06-Feb-1984
List Entry Name:	32, HIGH STREET
Statutory Address 1:	32, HIGH STREET
Description:	House (office). Early C19. Painted brick, with a tile roof. Symmetrical front of 2 storeys, 3 windows. Brick dentil eaves. Victorian sashes. Early C20 ground floor shop-front. Included for group value.
Listing NGR:	SU7500205742

Existing Use & Fabric

The Existing 'Office A' is the Estate agents at ground floor level with two further office rooms to the first floor. The existing 'Office B' has been vacant for 2.5 years and includes the loft room.

The existing dwelling unit has been vacant for 7 years and is of an odd proportion after the 1987 partitioning. The previous Kitchen became the bedroom. The previous bathroom now houses a compact bathroom and kitchenette. The existing dwelling is a 1-bedroom flat including a lounge, bedroom, bathroom and kitchenette.

Some elements of the existing fabric require repair and replacement: Notably the existing 1st floor timber sash windows to the principal elevation & roof covering. Water damage and deterioration through vacant occupancy has also occurred throughout.

A window condition report has been submitted as part of this application and a structural report of the ceiling structure above the existing bedroom (proposed kitchen).



Fig. 07- Left to Right: Existing dwelling hallway to rear existing kitchenette; Existing 'Office B' -window to street view; Existing 'Office B' over ground floor side access looking to rear of property.



Fig. 08- Left to right: Existing loft space, currently as part of 'Office B' ; Existing Dormer to 'Office A' stairwell- interior view ; Existing dwelling kitchenette



Fig. 09- Left to right: Existing 1st floor windows to front elevation ; Existing party wall treatment to southeast boundary; Example of water damage in the first floor office 'B'.

Proposed Design

The proposal seeks to reinstate a 3-bedroom apartment to the property, creating a well-proportioned dwelling unit, the aim of the scheme is that by having the single use of dwelling to the first floor and loft room, the property will be better maintained and sympathetic to the original character of the building.

The proposal includes 3 replacement sash style windows to the first floor (principal elevation), replacement tiles to the roof to match the existing (see 6.0) ; and removal of redundant signage. Replacement and repair of some roof timbers and replacement felting and battens will also likely be required to retain the property structurally long term (extent subject to structural engineer's report) and to prevent further deterioration internally. Some minor repair works are required throughout including to floorboards and plasterwork and removal of some modern block work used previously to partition the original apartment into a flat and 'Office B'. Please see the structural engineers report for details of strengthening works to the ceiling proposed to be vaulted above the proposed kitchen.

Appearance

The appearance of the frontage is to remain the same with replacement sash windows to the first floor in-keeping with the style and appearance of the existing.

The rear elevation is not visible from public view; the change to this elevation consists of two additional conservation style windows (one recessed, one rooflight) to the loft room to mirror the existing, in-keeping with the historic symmetry and visual language of the property. Changes to other fenestration to double glazed conservation style glazing are also proposed.

The appearance of the internal 1st floor will be much improved with essential repair works undertaken and the 1980's material removed to reinstate a single unit of dwelling sympathetic to it's original proportioning and style.

Please see notes on drawing 23093- 03 for further information on the proposal.

Proposed Materials

Where repair and replacement materials are required, like for like materials will be used and matched to the existing historic fabric.

Roof: The roof will require new felt and battens with repair work to structural timbers to be confirmed by Structural Engineer. The Existing roof covering (clay tile) would be removed and re-used where possible with replacement tiles to be Marley: Acme Double Camber- clay Plain Tile (Burnt Flame MAKE013AB). The client has matched this with a sample onsite. This part of the proposal would be considered to fall under periodic renewal in order to maintain the property and prevent further damage and deterioration outlined in 5.0.

Windows: The proposed windows are timber frame double glazed and traditional weighted sash windows, painted to match the existing colour.



Fig. 10 - Marley: Acme Double Camber- clay Plain Tile (Burnt Flame MAKE013AB)

Other materials used throughout the property will be chosen to best suit the aesthetic and style of the property and to not cause further deterioration of the historic fabric. Please refer to supporting drawings and documents issue set 23093.

Use & Layout

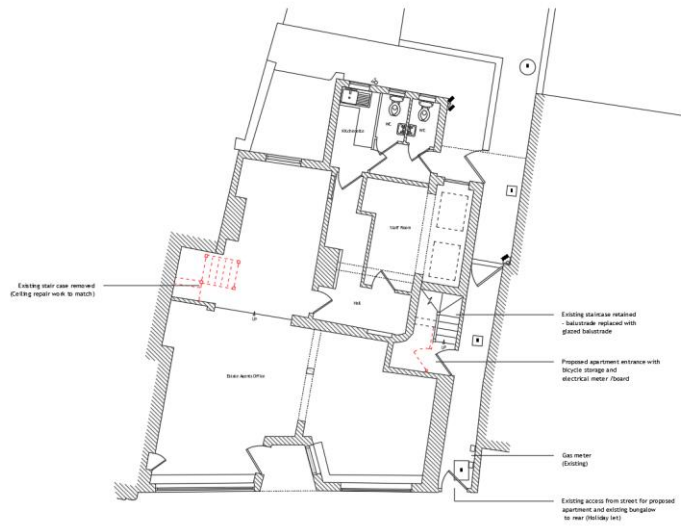
The site will remain mixed use with the estate agents ('Office A') to the ground floor and a single unit of residential accommodation (Dwelling-C3) to the first floor and loft room.

The proposal seeks remove the modern partitions and improve the habitable space, reinstating a 3-bedroom apartment to the property by utilising the vacant 'office B' space and the underutilised first floor part of 'Office A'.

Scale & Amount

The property is NOT proposed to be enlarged and the total GIA will therefore remain the same. The holiday let unit to the rear is a part of this property's curtilage, but NOT affected by or part of this application and therefore remains the same.

The proportions of use are currently (GIA):	Holiday let (Rear bungalow): 48.03m ²
	'Office A': 156.7 m ²
	'Office B': 46.11 m ²
	Communal (circulation / access): 5.92 m ²
	Dwelling (1 unit): 40.91 m ²
The proposed proportions of use are (GIA):	Holiday let (rear bungalow): 48.03 m ²
	Office: 'A': 90.52 m ²
	Dwelling (1 unit): 132.54 m ²
	'Office A' decreased by 42%, Office 'B' and the communal circulation spaces are no longer relevant, and the dwelling unit increased by 46%.



Ground Floor



First Floor

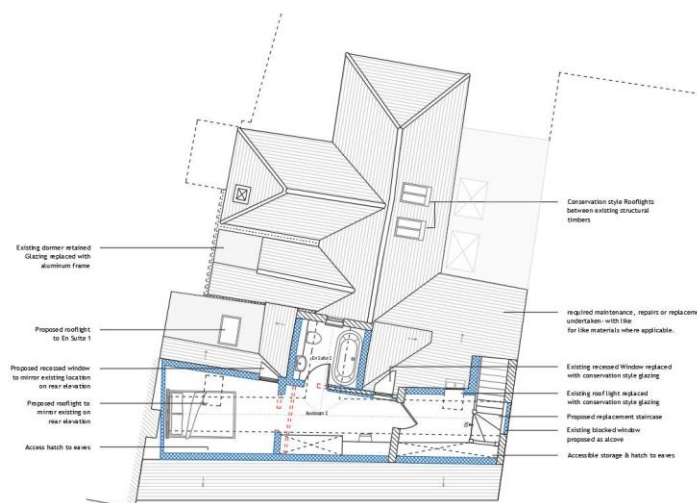


Fig. 11- Floor Plans with Demolish lines (For scaled drawings please refer to 23093-03)

Impact on the Listed Building

The red dashed lines indicate removed (demolished) elements. The majority of this removed fabric is modern, such as block work, previously used to partition the spaces in 1987. These works are illustrated on the accompanying drawings. This application does not propose any increase in the building scale or footprint. The listed buildings advice received in December 2023 supports this scheme in principle from a heritage perspective.

Impact on the Conservation Area

The proposals will have minimal-to-no impact on the surrounding conservation area, as they are internal alterations only. The proposed scheme does include rooflights as labelled on the drawing issue set 23093.

Access

The existing access to the property is to be retained. This application will not impact parking on the site. Due to its central location and by nature age of the property and street setting, the proposal seeks to incorporate bicycle storage in place of the existing ground floor WC.

Conclusion

The proposals for this application are to reconfigure of the first floor and loft room to reinstate a 3-bedroom unit of dwelling to the property, with associated works to the interior & fenestration. Following a previous application for similar works at this address (Ref: APP/16/00766): and the more recent pre-application and listed buildings advice; the proposals in this application are deemed acceptable and have been designed to have minimal impact on the listed building, no historic walls are to be demolished, and only a few internal alterations are proposed.

It is concluded that the internal partitions proposed to be removed are not of any significant architectural or historic interest. The majority of works are internal, and the proposed scheme offers a better proportioned and habitable dwelling; more sympathetic to the properties original character and partitioning than the existing with little no change to the principle elevation. It is also noted that renovation works are required as a result of vacant occupancy and the subsequent deterioration.

In summary, the proposed scheme greatly benefits the property in terms of historic fabric, ongoing up-keep and makes for a far more usable and habitable space than the property currently or has recently offered.

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