

Design & Access Statement

In support of a Planning Application and Listed Building Consent for the change of use and minor alterations to facilitate the change from estate agent office to residential dwelling at 8 South Street, Emsworth PO10 7EH



Roger Lilley RIBA
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RIBA  A member of the Institute of Royal British Architects

Tel. 02392460974 Mob. 07734899673 mail@lilleyarchitecture.com

This statement accompanies and supports the application on behalf of the applicant Mr D Hazle.

Context

As set out in the accompanying Heritage Statement, 8 South Street is a Grade II listed building situated south of the central square in the town of Emsworth.

The property is also located within the Emsworth Conservation Area.

The property resides in an area of low risk of flooding, Flood Zone 1.

The applicant, David Hazle, has run a successful estate agency from the premises since 1964. The changing landscape of the estate agency business, Covid 19 and David's retirement have contributed to the decline and eventual recent closure of the business. The building is currently vacant and for-sale.

Change of use to a residential dwelling is sought on behalf of the owner to facilitate the sale of the building to Mrs Kim O'Brian, a specialist conservation and listed building advisor who has worked on the restoration a number of listed buildings in the district including, Merchistoun Farm House in Horndean and Cadlington House in Blendworth.

The building has served many uses over its considerable history. It was an C.18 Fisherman's/Smugglers Pub owned by The Saffron Brewery until 1904.

The two storey extension to the rear was a Victorian addition and in the post war years the building was owned by Mrs E. Savage and used as a dwelling, with the front left officer used as a confectioners shop.

In 1964 Mr Hazle obtained commercial use of the ground floor front right side as an office for his agency.

Design, layout and scope of work

The building obviously lends itself to becoming a dwelling once again. The change of use can be achieved with a very light touch and no structural alterations are proposed.

The key changes are outlined below. Please refer to the drawings submitted with the application, which incorporate a schedule of work, and detail the proposed alterations to the building to facilitate its change of use.

The building plan naturally reverts to a three bedroom dwelling. Living spaces on the ground floor, three bedrooms on the first floor and a loft room (either an additional children's bedroom or playroom).

Other than the removal of the estate agency signage, the only change to the front elevation is the replacement of the fixed pane bow shop windows. It is proposed to replace these with painted timber, conservation type sash windows, flush with the front of the building. These will not only provide an enhanced and more appropriate aesthetic, but allow suitable ventilation and emergency egress to the main reception spaces.

There is an existing kitchenette to service the use of the building as offices, however it is not sufficient in size or amenity expected of a residential dwelling. The existing kitchenette is to become a utility room and a new country style kitchen is to be located in the existing Victorian rear extension.

Other than a single wc on the ground floor, which is insufficient even for its current use, there are no other bathroom facilities in the building. The proposal seeks to utilize the two storage areas on the first floor as bathrooms:

A family bathroom will be formed from the landing storage room which is currently a plain plastered room, Figure 1.



Figure 1. First floor store room

An existing eaves storage space contained under the catslide roof provides a convenient space for an en-suite shower room to what would become the principal bedroom. The relocation of the door into the space and the insertion of a modest conservation roof window would provide adequate space for the addition.



Figure 2. Eaves storage space

In addition to the minor alterations general refurbishment of the existing spaces will be required, including replacement of fitted carpets and redecoration of walls and ceilings.

Visual Impact:

The minor nature of the alterations will have negligible visual impact. The only change visible from the public realm is the proposed replacement of the shop front windows with new sash windows. These will be sympathetic to the character the building, and enhance its surroundings and the Conservation Area.

Access:

There are no proposed changes in regard to access.

The building does not benefit from off road parking and never has during its lifetime in commercial or residential use. There is unrestricted overnight on-street parking (restrictions during the day), and one of two public carparks directly opposite the building for which season tickets/permits have been obtained in the past.

Of the other numerous dwellings situated on South Street, I believe there are only two with off street parking in the form of an integral garage.

It is submitted that pedestrian and vehicular traffic associated with the proposed use as a dwelling would be significantly less than the existing commercial use as an office. Less still than the movements generated by a potential busy shop or restaurant. Therefore the proposal would not harm the amenity of neighbours or cause danger or inconvenience to users of the public highway.

The proposal accords with relevant sections of Part 'M' of the Building Regulations ('Access to and use of Buildings') given the latitude a historic building is given.