

Combined Design & Access and Heritage Statement



First Floor Spaces to be converted from Residential (C3) to additional space for Dental Surgery (E), with new Staircase and internal alterations.

to

Emsworth Dental Surgery, 30, High Street, Emsworth, PO10 7AW



Figure 1: Front Elevation of Emsworth Dental Surgery on High Street.

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Prepared by:

Helyer Davies Architects Ltd

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715

Introduction

Helyer Davies Architects have been appointed by Emsworth Dental Surgery to design the conversion of the first floor spaces from residential to additional space for the Dental Surgery at 30 High Street, Emsworth.

As there is such high demand for their services, the Dental Surgery have already extended their opening hours, and are now using their current facilities to full capacity. The proposals are therefore to provide 2 additional Surgery Rooms.

The following drawings accompany the application:

- 22073-01 Existing
- 22073-02 Proposed

The existing base information has been sourced from a survey carried out by Encompass Surveyors 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

Helyer Davies Architects have previously applied for planning permission for the conversion of the ground floor space to be converted into the dental surgery, which was approved by Havant BC in 2015. The details for the previously approved planning permission and listed building consent the property are as follows:

Planning Application:

Ref: APP/15/00305
Description: Conversion of ground floor from an unused bank A2 to a dentist practice D1. First and second floor existing flat to be renovated. Refurbishment of external building. Single story extension to rear of ground floor. Remove external steel stair fire escape. Create separate front entrance at ground level for flats on upper levels. Create stair core for fire egress.
Decision: Grant perm/consent
Date: 04 Jun 2015

Listed Building Consent Application:

Ref: APP/15/00306
Description: Listed Building Consent for conversion of ground floor from an unused bank A2 to a dentist practice D1. First and second floor existing flat to be renovated. Refurbishment of external building. Single story extension to rear of ground floor. Remove external steel stair fire escape. Create separate front entrance at ground level for flats on upper levels. Create stair core for fire egress (approved 04/06/2015). Request to Discharge Condition No. 3 (04.04.2016).
Decision: Grant perm/consent
Date: 04 Jun 2015

The Emsworth Dental Surgery has occupied the premises of 30 High Street since these works were complete, approximately 6 years ago.

Pre-Application Enquiry

The proposed plans for the Emsworth Dental Surgery have previously been sent to Havant Borough Council in a Pre-application Enquiry, to ask whether the proposals will be accepted for planning permission.

Pre-Application Details:

Ref: GEN/22/00687

Description: Installation of a new staircase to provide access from the ground floor of the existing dental surgery to the first floor which is to be converted from a residential flat to treatment rooms

Date Response Received: 30 Aug 2022

Feedback Summary: The new staircase is located in an area which has minimal impact on the historic fabric of the building, using spaces which do not require a high level of conversion, with only a relatively small degree of historic fabric being lost. No historic walls are to be demolished, and a small number of new partitions are proposed. In future, these could be removed to restore the rooms to the original proportions, if necessary. Overall there are no specific concerns with regard to the proposed changes to the building.

Following a site meeting and written feedback from Havant BC's Senior Conservation Planner, the design has been reviewed to ensure that it has minimal impact on the listed building.

Site Context & Location

The site is located on High Street in Emsworth.



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: 30 High Street on 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.

Site Heritage

The site at 30 High Street is a Grade II Listed building, which was previously a Lloyds Bank at ground floor level, with residential flats above. The property sits within the Emsworth 'Conservation Area and the Chichester Harbour AONB'.

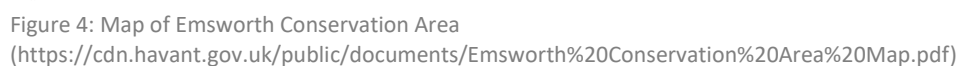
The area of High Street, where the site is located, also appears in 'Emsworth Conservation Area Character Appraisal' including excerpts such as;

"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."

Historic England Listing

Name of Listing:	Lloyds Bank
Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1091592
Date first listed:	06-Feb-1984
Statutory Address:	LLOYDS BANK, HIGH STREET
Details:	SU 7405 HAVANT HIGH STREET Emsworth (East Side) 11/22 No. 30 (Lloyds Bank) GV II Bank. Early C19. Stucco. Symmetrical front (west) of 3 storeys, 3 windows. Mid C20 eaves cornice, quoins, 2nd floor bands with keys, thin architraves. Sashes in reveals. Classical mid C20 ground floor with continuous cornice, frieze, pilasters, enclosing sash windows and entrances, plinth.
Listing NGR:	SU7503105693

The site is located in Emsworth Conservation Area. A map of Emsworth Conservation Area is shown in figure 4 below, with the site and surrounding area circled on South Street.



Design

This application is for the conversion of the first floor spaces at 30 High Street, to be converted from residential (C3) to additional space for the Emsworth Dental Surgery (E).

This change is proposed to allow for an additional 2 Surgery Rooms to the Dental Surgery, to accommodate additional demand on the health care facilities.

The Proposed

The main design objective is for the current residential flat on the first floor level of 30 High Street to be converted into further space for the Dental Surgery.

Internally at ground floor level, this will involve removal of some existing WC and storage facilities, to allow for a proposed staircase located to the rear of the Reception space. The new stairs will provide access to the first floor, directly from the Dental Surgery Reception. A new WC (compliant with Building Regulations Document M) will also be relocated next to the proposed Stairs.

At first floor level, the doorway entrance to the space will be infilled from the residential staircase, to ensure there is no access to the Dental Surgery via the residential stairs.

The existing residential flat is then to be converted into additional space for the Dental Surgery. This will include the existing Living/Dining Room converted into the proposed Surgery 5, and the existing Bedroom 1 converted into the proposed Surgery 6. The other spaces on the first floor will accommodate Staff Rooms and WCs.

The residential flat on the second floor level is to remain as existing. The existing residential staircase to the first & second floors will be retained to ensure separate access is provided to the second floor residential flat for fire egress.

The works are internal only and there will be no changes to the external elevations of the building. The proposals will have minimal impact on the layout and configuration of the existing spaces, and no walls of historic fabric are to be removed. A small number of new partitions are proposed, but should the use of the building change again in the future, these can be easily removed so that the spaces can be restored to their original proportions.

Every effort will be made to maintain and upkeep the overall appearance of the listed building, within the conservation area.

Use

The existing and proposed use classes of the building on site are as follows;

Existing:

Ground floor level -	Dental Surgery (E) & entrance to residential
First floor level -	Residential Flat (C3)
Second floor level -	Residential Flat (C3)

Proposed:

Ground floor level -	Dental Surgery (E) & entrance to residential
First floor level -	Converted to - Dental Surgery (E)
Second floor level -	Residential Flat (C3)

Amount & Scale

The proposed works do not include any extensions to the building, therefore the overall footprint will remain as existing. The alterations are internal only, and will have no impact on the overall scale of the building at 30 High Street.

The residential flat at first floor level is to be converted into additional space for the Dental Surgery (E), which means that there will be a loss of 106.5m² internal residential floor space (C3).

Appearance

The alterations are internal only, and will propose no change to the external roof or elevations of the building at 30 High Street.

The appearance of the proposed new staircase and internal alterations will remain in keeping with the listed building and will match the current Dental Surgery.

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 works will not increase in any overlooking, with no additional windows or openings.

Impact on the Listed Building

The proposals seek to remove a small amount of building fabric which currently has little historical or architectural merit, being the existing WCs.

Following conversation with Havant BC's Senior Conservation Planning, the proposals have been located in this area, in order to have minimal impact on the historic fabric of the building, and to use spaces which would require the least amount of construction.

The proposed alterations have also been designed with consideration to the listed building, to have no impact on the building externally, and with the aim of having minimal impact on the internal layout and features. The alterations can be easily removed so the spaces can be restored to their original proportions, should the use of the building change again in the future, as discussed with the Conservation Planner.

The location of the above works are shown on the accompanying drawings. This application does not propose any increase in the building scale or footprint.

Access

Access to the Dental Surgery and the residential spaces are both via entrance doors facing High Street, which is to remain as existing.

The proposed first floor dental surgery spaces will be accessed via the main Reception. The residential spaces will continue to be accessed from the residential entrance door.

Parking Plan

This application will not impact parking on the site.

Conclusion

The proposals for this application are to convert the existing first floor spaces at 30 High Street, from residential (C3) to additional Surgery spaces for the Emsworth Dental Surgery (E). These additional 2 Surgery Rooms have been proposed to accommodate the additional demand on the health care facilities.

Following a pre-application enquiry with Havant BC's Senior Conservation Planner, the proposals are deemed acceptable, and have been designed to have minimal impact on the listed building, located in an area where no historic walls are to be demolished, and only a small number of partitions are proposed.

The proposals are internal only and propose no proposed changes to the external elevations of the building, with no impact on the conservation area.