

Proposed roof garden at 57 High Street

57 High Street, Emsworth, Hampshire PO10 7AN



Figure 1: Front Elevation

October 2021

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

CONTENTS

1.0 Introduction

Site Survey

Planning History

2.0 Context

Location

3.0 Heritage

English Heritage Listing

Emsworth Conservation Area

4.0 Design

The Proposed

Previous Planning Applications

Use

Scale

Appearance

Sustainability

Impact on surrounding area

Impact on Listed Building

Impact on Conservation Area

5.0 Access

Access to the Site

Parking Plan

1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client who wish to carry out alterations to 57 High Street, creating a new roof garden accessed from 57A High Street.

The following drawings accompany the application:

21066-01 Existing
21066-02 Proposed

The existing base information has been sourced from client supplied information and a survey carried out by Encompass Surveys Ltd in October 2017 to accurately establish the extent of the site and proximity to neighbouring properties.

The OS extracts are to show the site location and block plan only.

1.1 PLANNING HISTORY

Ref: 14/00426

Description: Conversion of first floor store to rear of property to a one bedroom flat incorporating access through ground floor lobby and replacement of flat roof area with pitched roof, replacement rooflights and one new window and use of part ground floor as integral garage.

Decision: Approved

Date: 09 May 2014

Ref: 18/00030

Description: Proposed new zinc roof to rear at ground floor level, internal alterations and replacement of existing windows to the rear of 57B High Street at first floor level.

Decision: Approved

Date: 01 Mar 2018

Following the above lapsed planning permission, our clients wish to explore alternative options for the existing derelict store rooms on the first floor at 57 High Street.

Pre-app

Ref: GEN2100570

Description: Proposed removal of existing roof structure and proposed new roof garden accessed from 57A High Street

Case Officer: Ms L Wells

Feedback:

- The application site is located within the defined urban area; therefore, development is considered acceptable in principle subject to development management criteria.
- It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality, the wider conservation area, or on the listed building.

- It is considered that the proposal is unlikely to lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

The Council's Conservation Officer (CO) was consulted over the proposal who has commented as follows:

"In essence, I do not have any specific heritage concerns with the proposal so long as high quality materials are used and that the new fenestration details are provided at application or condition stage."

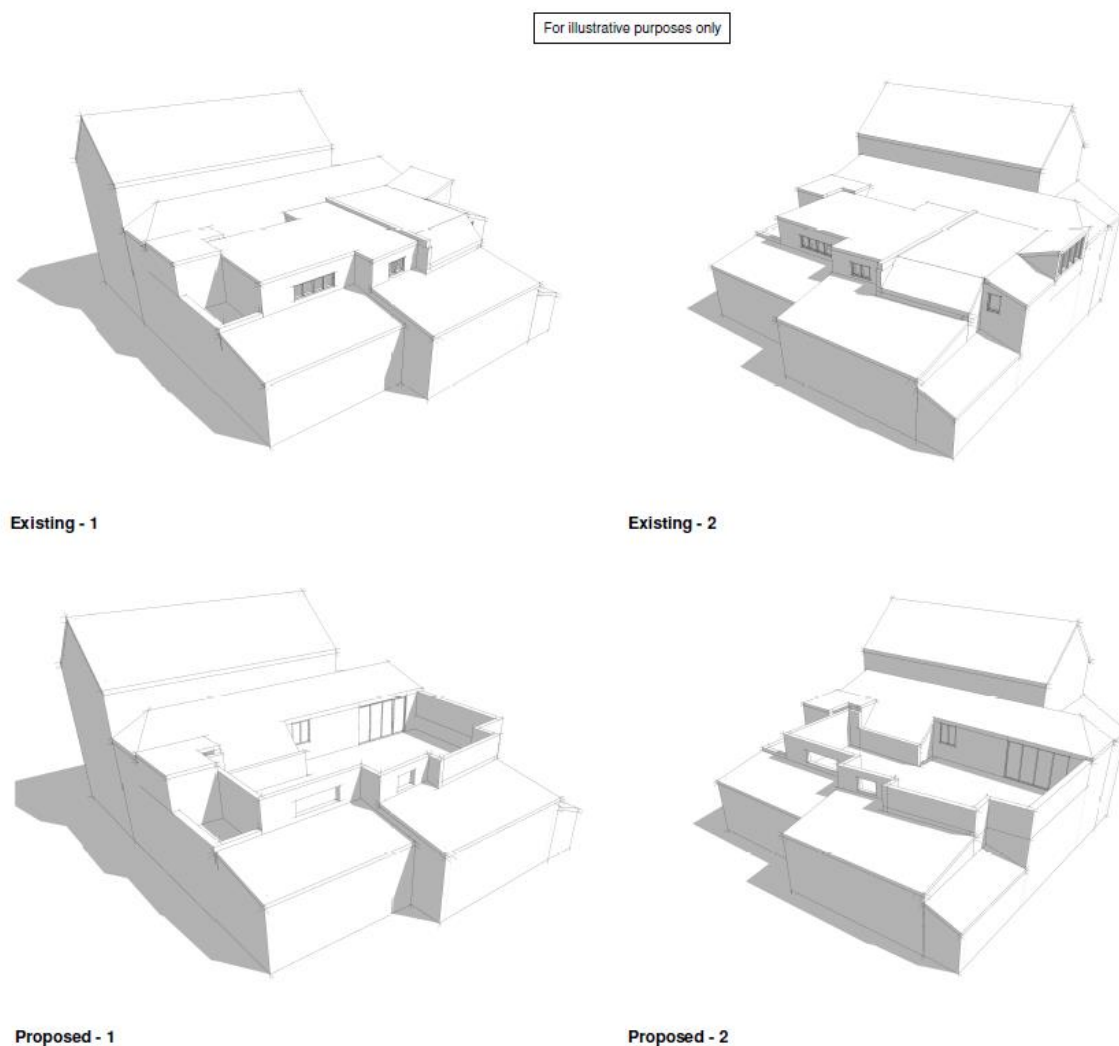


Figure 2: 3D illustrative drawings submitted for pre-app advice

2.0 CONTEXT

The site is located on High Street in Emsworth.



Figure 3: Ariel Map (from Google Maps)

2.1 Location

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.

The surrounding properties to the site are buildings of traditional style and typical of the local vernacular. They have various mixed uses from shops and restaurants to professional services. Materials are of a various palette ranging from brown/red bricks and cream/white render for walls. The roofs are generally clay handmade tiles with bonnet hips or some with grey slate. Natural foliage and low brick walls are used to create fairly open boundary frontages.

3.0 HERITAGE

3.1 English Heritage Listing

Name of Listing:	55 and 57 High Street
List Entry Number:	1154719 Grade II
Date Listed:	21-Jul-1975
Details:	SU 7505 HAVANT HIGH STREET Emsworth (West Side) 21.7.75 11/17 Nos. 55, and 57 GV II House above shops. Late C18. Rendered walls, and tile roof. Symmetrical front of 3 storeys, 5 windows. Victorian sashes. Ground floor shopfronts with central lobby entrance. Included for group-value, and as an important visual stop at the west end of Queen Street.
Listing NGR:	SU7503105693

3.1 Emsworth Conservation Area

The site is located in Emsworth Conservation Area.

Map of Emsworth Conservation Area is shown in figure 3 below.

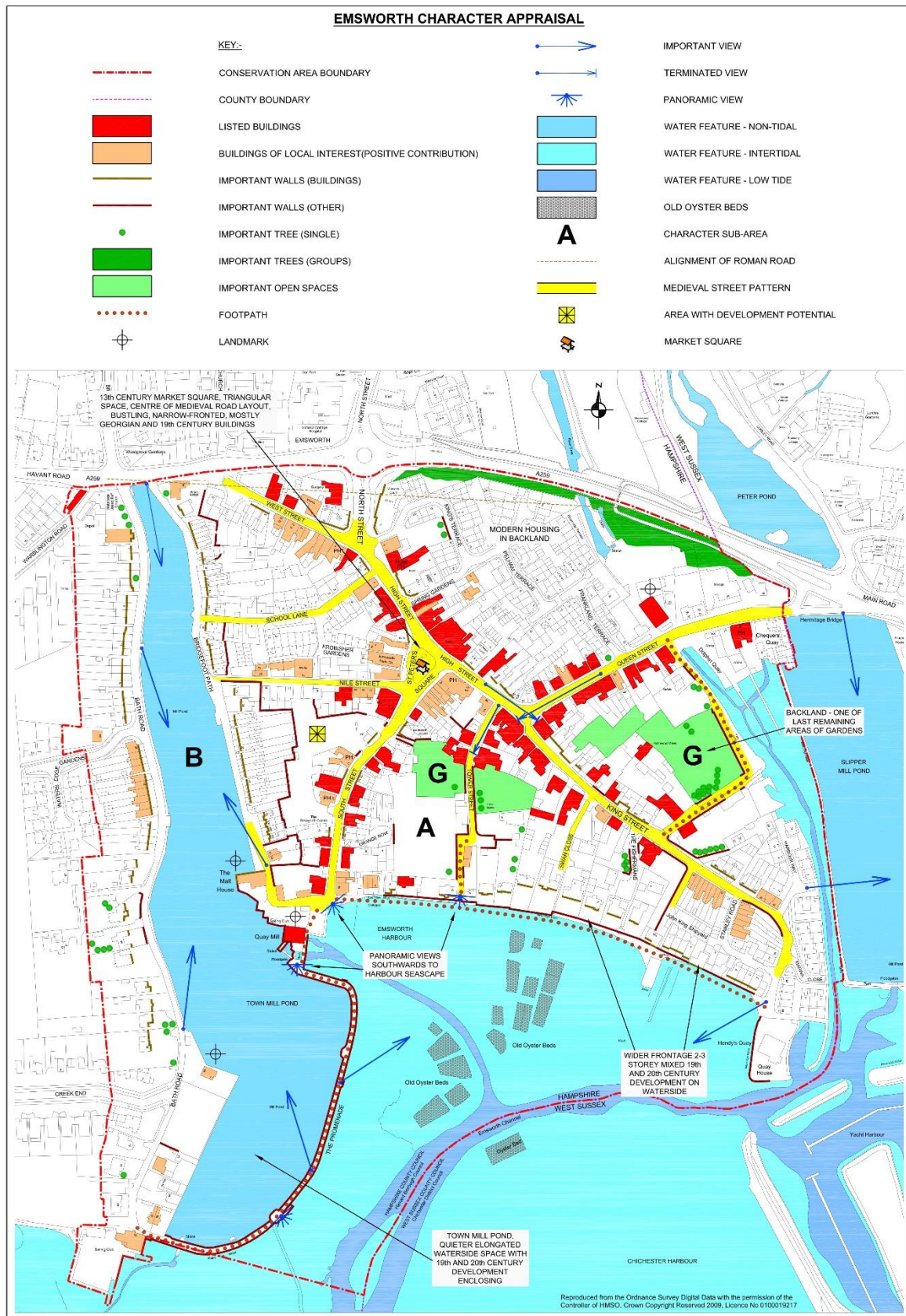


Figure 4: Map of Emsworth Conservation Area

<https://cdn.havant.gov.uk/public/documents/Emsworth%20Conservation%20Area%20Map.pdf>

4.0 DESIGN

4.1 The Proposed

Following the above lapsed planning permissions 14/00426 & 18/00030, this new application seeks the following;

- Removal of all derelict roofs which are unsightly and offer little merit in their current state.
- Removal of the existing staircase from GF to FF. Floor to be appropriately reinstated.
- Conversion of the floor area to form a new first floor roof garden accessed from 57A High Street.
- New doors and windows installed from 57A onto the proposed roof garden.
- Rooflight to no.57A Bathroom

4.2 Previous Planning Applications



Figure 5: Approved Rear Elevation - 14/00426



Figure 6: Approved Rear Elevation - 18/00030

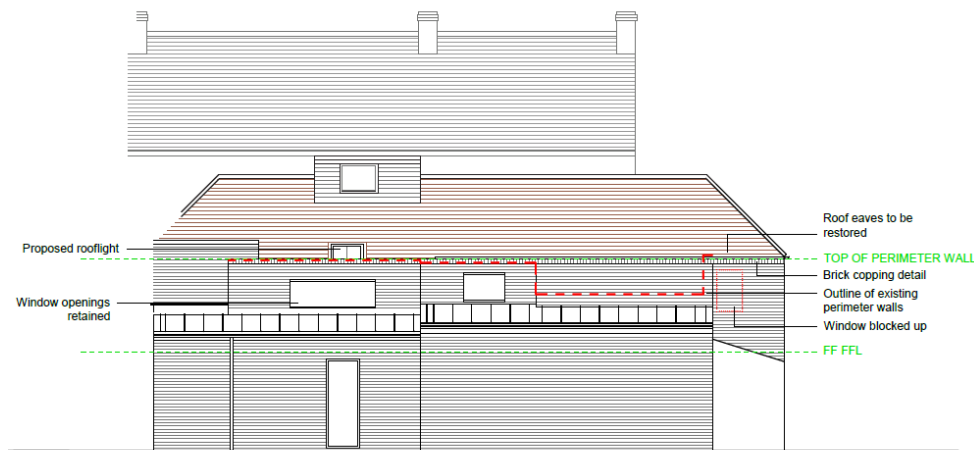


Figure 7: Proposed rear elevation

In comparison to the previous applications, the works propose to sympathetically restore and make good the features of the listed building such as the external walls and clay tiled roof.

4.3 Use

The roof garden will be residential with access via the existing residential flat no.57A. The lobby on the ground floor will be used as a bike and bin store for no.57A.

4.4 Scale

The proposed works remove the unsightly derelict roofs. The new perimeter wall is of similar height to the existing eaves and therefore will have minimal impact on the surrounding neighbouring properties.

4.5 Appearance

The appearance of the proposed new roof has been designed to be in-keeping with the existing and neighbouring buildings:

Roof:	Existing clay tiled roof to be sympathetically restored. [Areas affected shown on accompanying drawings].
Walls:	The existing brick walls are to be retained and restored where possible. Where required, the perimeter walls will be built up using reclaimed bricks with appropriate lime mortar. The existing render to the external wall of no.57A is to be removed and existing brickwork restored. Any blown bricks are to be replaced and repointed using appropriate lime mortar.
Doors:	New narrow profile [power-coated aluminium] double doors are proposed from no.57A. [Full details to be provided at condition stage].
Windows:	Timber framed sash windows. Conservation style rooflight with glazing bar [Full details to be provided at condition stage].

4.6 Sustainability

In Emsworth, outdoor space for residential flats can be limited. No.57A currently has no amenity space.

A roof garden provides opportunity to promote ecosystems/habitats through new planting.

Surface water drainage would be appropriately managed through existing drainage connections.

4.7 Impact on surrounding area

Overlooking

To mitigate any increased overlooking, the proposals seek to ensure the perimeter walls are at least 2m high.

The existing window openings in the south-west elevation are to be retained. These windows already overlook the gardens to properties in Tower Street.

The south-east facing dormer, facing no.1 King St, is to be removed and wall built up to prevent overlooking.

Noise

The proposed roof garden is to be used for residential purposes only. The local area is primarily residential with other gardens and roof terraces in the immediate area.

We note, no55 High Street has an existing roof terrace which overlooks properties on Tower Street to the south as well.

4.8 Impact on the listed building

The proposals seek to remove fabric which has little architectural merit. The existing roof structure is unsympathetic to the existing clay tile roof (seen in image 6 below) and the works seek to restore the roof eaves.

The existing render to the external wall of no57A (seen in image 1 and 3 below) is to be removed and brickwork restored.

The brick partition dividing the existing space is to be removed.

The location of the above works are shown on the accompanying drawings.

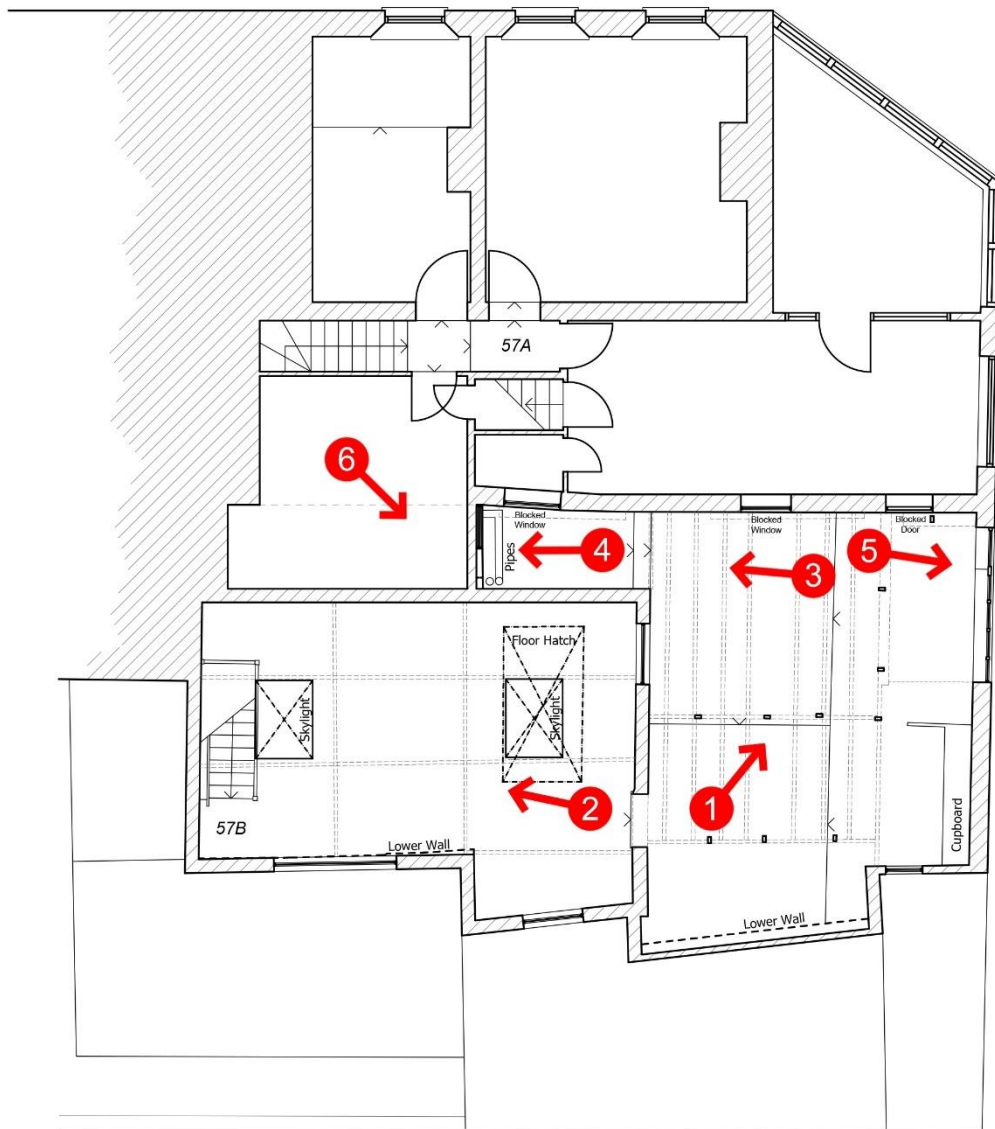


Figure 8: Plan showing location of site photos



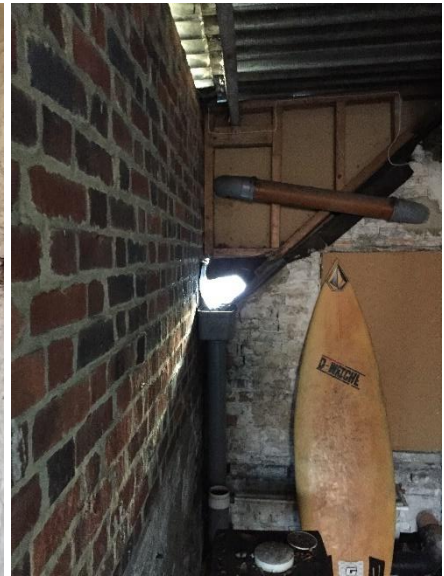
1.



2.



3.



4.



5.



6. [Position shown in figure 8 is taken from second floor level]

4.9 Impact on the Conservation Area

The listing of no57 High Street is described as;

House above shops. Late C18. Rendered walls, and tile roof. Symmetrical front of 3 storeys, 5 windows. Victorian sashes. Ground floor shopfronts with central lobby entrance. Included for group-value, and as an important visual stop at the west end of Queen Street.

The proposals do not impact the 'visual stop at the west end of Queen Street' as all works are proposed to the rear of the property.



Figure 9: Important visual stop at the west end of Queen Street.

5.0 ACCESS

5.1 Access to the Site

Access to the site is via High Street and through a shared entrance hall with 57A. The new roof garden is to be accessed via 57A.

5.2 Parking Plan

Not relevant to this application.