

Former Lloyds Bank, 30 High Street, Emsworth

Summary

Several applications have been submitted by different parties – six in total. . This response is intended to address all of them since there is considerable overlap. Some of the information is incomplete to be able to comment on, and there appears unnecessary duplication. There are areas of concern and opportunity which require further investigation which will entail a site visit. There are potential building control issues which may further affect the design. For these reasons I am unable to recommend any of the submitted schemes for full approval. Furthermore, I understand the property is for sale with an interested purchaser who is keen to submit their own proposals for the whole building. The building needs to be dealt with in a holistic way. This is most appropriately taken forward with one fresh listed building and one fresh planning application, to cover the intended works – in lieu of the muddled proposals currently before us.

In the absence of this my detailed comments on the current applicants is as follows:-

Applications

For clarity these are:

APP/15/00125 & 15/00138/LBC: Relates to work to the rear of the bank for conversion to residential.

APP/15/00191 & 15/00194/LBC: Variation of condition relating to list of approved drawings.

APP/15/00192/LBC & 15/00193/LBC: Partial discharge of conditions covering stair detail and upgrading for fire & sound separation.

APP/15/00125 & 15/00138/LBC

This work primarily relates to the rear portion of the former bank. It truncates the business premises in order to create an additional unit of accommodation. The flat itself is wholly within the footprint of the ground floor extension agreed under as service facilities for the bank. The work also includes stripping out modern partitioning from the banking floor and revisions to the corridor access and stair enclosure providing separate access to the upper floors. In principle these proposals are considered acceptable. However, I understand there could be potential building control concerns which may require further revision.

APP/15/00191 and 15/00194/LBC: These applications seek to amend the condition on the respective original planning and listed building consents to substitute revised drawings. Specifically condition 3 of APP/11/01282 and condition 4 of APP/11/01323. The information available for me to comment is incomplete. Only dwg.no. DC01B-01 is on file and on-line. The submitted information also muddles the variations to the layout and the details of stairs and fire precautions submitted under separate applications.

APP/15/00192/LBC & 15/00193/LBC

Application APP/15/00192 seeks to discharge conditions 2c and 2e imposed on APP/11/01323. These cover the ground floor entrance door and fire and soundproofing between units. Application APP/15/00193/LBC seeks to discharge condition 1.1, 1.2 and 1.4 imposed on APP/13/00926. 12.1 covers the front entrance door, 1.2 the stair balustrade and 1.4 sound and floor separation between floors.

I am content to discharge 2c of APP/13/01323 and condition 1.1 of APP/13/00926 relating to the entrance door. I am not prepared to discharge 1.4 without further discussion, particularly on the loss of all the existing second floor doors. I am not prepared to discharge 1.2 without further discussion. As the new stair has been reconfigured I wish to revisit the possibility of retaining more of the historic stair. Sound and fire insulation between floors appears along the right lines, but will need to re-visit in connection with the upgrading of doors so this needs to be considered at the same time.

John Townsend
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