

15-027_30 High Street



Design & Access Statement

Renovation and extension of
30 High Street
Emsworth
Hampshire
PO10 7AR

March 2015

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1.0 Introduction

Helyer Davies Architects Ltd have been appointed by Emsworth Dental Surgery to apply for a change of use from A2 to D1 and to extend and refurbish the existing Listed Building of No 30 High Street to serve as their new practice.

The site itself comprises a three storey building which forms part of a terrace fronting directly onto St Peter's Square. The ground floor, until recently, accommodated a bank [A2] and was occupied by Lloyds Bank with unoccupied residential flats at first and second floor level.

2.0 Description of the Site and Surrounding Area

2.1 Surrounding Area

The site is situated within the town 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 historic core of Emsworth town lies to the south of the A259. It has direct water frontage, forms the Conservation Area and attracts many visitors to the town.

The site lies within the District Centre of Emsworth, the Emsworth Conservation Area and the Chichester Harbour Area of Outstanding Natural Beauty.

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 brown handmade tiles with bonnet hips or some with grey slate. Natural foliage and low brick walls are used to create fairly open boundary frontages.



Images of 30 High Street in context

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2.2 The Building

The building is probably a former dwelling house that fronts onto St Peter's Square in Emsworth. It is one of the higher and more dominant buildings fronting onto the Square.

Listed Building – List Entry

Name: Lloyds Bank

List Entry Number: 1091592

Grade: II

Date First Listed: 6th February 1984

UID: 135389

Listing: SU7503105693

Bank is 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 min C20 ground floor with continuous cornice, frieze, pilasters, enclosing sash windows and entrances, plinth.

The building is situated central to the District Centre of Emsworth with primary access from two entrances. Further rear access is obtained by a small lane called St Peter's Court. This lane delivers access to the rear garage towards the north of the main building.

The site is irregular in shape with a total plot of land of 0.0316 hectares.



Images of the rear of the building



3.0 Site Survey

A measured survey has been undertaken 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 site location plan and block plan only.

4.0 Planning

Recent relevant history for planning dates back to 1998 with the latest displayed below. Please note that there are several applications for 'illumination' and 'ATS' machines that are not relevant for this application.

Reference No.	Proposal	Decision Date	Decision
APP/15/00194	Variation of Condition 4 of Listed Building Consent APP/11/01323 to vary approved plans.	14/04/2015	Not yet decided
APP/15/00192	Partial Discharge of Condition No/s 2c and 2e of Listed Building Consent APP/11/01323	14/04/2015	Not yet decided
APP/15/00193	Partial Discharge of Condition No/s 1.1, 1.2 and 1.4 of Listed Building Consent APP/13/00926.	14/04/2015	Not yet decided
APP/15/00125	Change of use and alterations of part of rear ground floor from banking use to form one new one bedroom flat and repositioning of external staircase	14/04/2015	Not yet decided
APP/15/00138	Listed Building consent for alterations of part of rear ground floor from banking use to form one new one bedroom flat and repositioning of external staircase.	18/03/2015	Not yet decided

4.1 Pre Application Advice

Both John Townsend [Conservation Officer] and Colin Adams [Building Control] were consulted on 12th March 2015. Due to the time restraints on submitting the planning and Listed Building application, Mr Townsend has not seen the proposed plans but we discussed the building, previous applications and their merits. Colin Adams was consulted regarding the main stair to the first and second floor flats.



4.2 Havant Refuse/Recycling

On 12th March 2015, a meeting took place on site with Havant Borough Council's refuse department [Bob Bedford] to discuss the waste and recycling from the first and second floor flats. Our submitted plans reflect the discussions on site.

Please note this does not include clinical waste. This will be contracted to a separate company.

5.0 Description of the Proposed Development

The planning application seeks the change of use of the ground floor from A2 to D1. The proposed development also seeks to extend the existing ground floor plan and refurbish the building throughout. The external appearance of the front elevation of the property will remain unchanged, which we feel is important for this key building in Emsworth.

Please note that the upper floors are already residential, the only change of use sought is for the ground floor.

5.1 Ground Floor Change of Use from A2 to D1

5.1.1 Lloyds Bank [A2]

Over the past year and a half there has been a reduction in the number of banks [A2] in Emsworth. Spread around the Square there used to be four banks, where now there is one, NatWest. The demise has been well reported in the Chichester Observer and Portsmouth News. On 20th December, the Chichester Observer reported that:

'Residents and traders have expressed fears for the town's economy following the closure of Barclays bank last week, leaving only NatWest.'

The story was also reported in the Portsmouth News in February 2015, where Giles Babb says the loss of three of Emsworth's four banks in just over a year has had a major impact on businesses. Therefore, it is understood that the building of 30 High Street, Emsworth is not viable to be retained for A2 use as a bank.

5.1.2 Dental Practices [D1]

With the building in such a dominant position on the Square in Emsworth, we feel that it should continue on the ground floor to retain a social/public function. The site is surrounded by retail. However, we feel that retail would not be ideally suited due to the change in floor level from the street and the lack of retail frontage/windows. Therefore, we conclude that D1 use is right to preserve the historical character of this property.



Image: Existing door to Bank and unwelcoming windows

Dental Practices notoriously find it difficult to find premises that suit their needs. Often residential conversions provide the best level of accommodation.

It could be said that the loss of the current bank of Lloyds to the building's use cannot be replaced with another bank and financial office use is unlikely in a small marine village of Emsworth. The Emsworth employment map within the document highlights areas of the time (2012) outside of Emsworth centre. However, during 2014 three banks have vacated premises in the centre of Emsworth Market Square. This has caused an overall loss of employment in Emsworth. The relocation of the Emsworth Dental Surgery to 30 High Street will allow for company expansion in the direct centre of Emsworth. There are currently nine employees (including three Associates) and the relocation would allow for a further four jobs.

The proposed change of use to No 30 will provide an ideal building for Emsworth Dental Surgery to work from and a vital service for the community of Emsworth. The front elevation that fronts the Square will become more welcoming than the current arrangement. The retained double doors will provide the entrance to the dental practice with a glazed lobby behind.

The three large sash windows to the front elevation will not be altered. It can be argued that when the building was occupied by Lloyds, these windows were not used to their full potential and present a rather unwelcoming façade - there was certainly no 'shop front presence'. In our proposal, it has been designed that the windows will be clear glazed to show the function of the building behind. This would provide a more 'active shop front' benefiting from this location. Internally, the historical and heritage elements of the building will be better displayed and appreciated by a wider public than was the case previously.

6.0 Planning Policy Framework relevant to our Proposals

PPS1: Delivering Sustainable Development: Identifies the Government objectives for the creation of sustainable communities and seeks to promote the importance of making the most efficient use of previously developed land within urban areas.

PPS2: Recognises that town centres are the heart of their communities and pursue policies to support their viability and vitality. Where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity.

PPS5: Planning for the Historic Environment: Government objectives in relation to conserving the historic environment and its heritage assets for future generations.

PPG13: Transport: Integration and development for promotion of sustainable transport such as walking, cycling and public transport systems.

6.1 Havant Borough Core Strategy

Those policies of direct relevance to this application are set out and considered below:

- CS1 Health and Wellbeing
- CS2 Employment 33
- CS4 Town, District and Local Centres
- CS5 Tourism
- CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough
- CS16 High Quality Design

CS1 Health and Wellbeing - Supports improving the educational and life chances for young adults especially by facilitating access into employment.

CS2 Employment - Favour town centre locations for the provision of B1a offices and other town centre uses. Provide jobs, generate wealth or produce an economic output on existing employment sites that are not fit for current purpose.

CS4 Town, District and Local Centres - Support small and independent businesses. Encourage high quality, mixed-use development in designated centres that retain active ground floor frontages.

Emsworth District Centre is the heart of the historic fishing village. The primary shopping area is located on the High Street spreading down to St Peter's Square. The centre's retail

offer is dominated by local independent businesses providing comparison and convenience goods as well as important local services. Emsworth has a good range of restaurants and public houses ensuring a vibrant evening economy. Future opportunities that could enhance this historic centre are the redevelopment of the Emsworth Centre to provide a greater range of community services and the sympathetic infill development of gap sites on South Street and Nile Street.

Smaller shops and businesses can significantly enhance the character and vibrancy of a town, district or local centre while enhancing consumer choice. Emsworth has a wide range of successful independent retailers and has retained its local identity, which is popular with residents and visitors alike. Policy CS4 seeks to support small and independent businesses that operate in designated centres across the borough.

CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough - Protects and where appropriate enhances the borough's statutory and no statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

CS16 High Quality Design - Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;

6.2 Emsworth Village Design Statement

A Design Statement records the distinctive character of a village/small town and its relationship with the surrounding environment. It defines design principles or guidelines which have the objective of maintaining or enhancing this distinctive character. This report has been consulted throughout the design of this project. The document states:

'Residents of Emsworth as well as those from outlying villages see Emsworth as a centre for shopping, leisure and other services. Core shops need this wider support. Specialist businesses draw people from an even greater catchment area thus benefiting these core shops and the wider community. The right kind of new businesses, which ideally complement the existing shops and services need to be encouraged. With the right balance of specialist businesses, shops and services providing daily needs, Emsworth can thrive.'

The Emsworth Dental Surgery is a successful business with a large catchment area that will bring patients from outside Emsworth into the heart of the village for treatment. The catchment area ranges from The New Forest to Bognor.

6.3 Emsworth Conservation Area Character Appraisal

This report has been consulted throughout the design of this project. It was written by Havant Borough Council in 2010 and the Lloyds Bank, High Street, north side is noted as a building of special interest.

6.4 Planning Considerations

Change of use: As mentioned above, the continued bank/financial use for the building is unlikely. The ground floor premises are too large for local small business operations unless the building plan is divided. Also, the frontage is more reclusive than most that display full glazed open frontages for sales purposes.

A larger supermarket chain could develop the space but this would detract from the Co-op already in Emsworth and would arguably not be suitable as a frontage to the location.

A change of use to residential on the ground floor would be a loss of usable space to the public and an increase of residential requiring car parking.

We would therefore conclude that a change of use is required and our proposals for a dental practice are valid as this will still be employment type use.

The application site is in the core of Emsworth. The proposals will allow for the current unusable flats within the first and second floors to be refurbished and usable residential with good public transport links of bus and nearby Emsworth train station.

The site is an existing site and structure within the Urban Area of Emsworth on the adopted Core Strategy Proposals Map and within Emsworth District Centre. CS17 will be addressed due to unchanged external frontage. This would mean that the change of use is acceptable in principle.

The historic frontage of Emsworth is key to the locality and our proposals will restore the building. The refurbishment of residential accommodation on the upper floors of the premises is supported in PPS3 which promotes re-use of vacant properties in urban areas for residential use.

The site is a Listed Building within the Emsworth Conservation Area and Chichester Harbour AONB. Policy CS11 states developments are to protect and enhance heritage areas. The external appearance will remain the same design with refurbished stucco, windows, doors and detail fenestration restored. This we believe will contribute to the Conservation Area as a whole.

7.0 Design

7.1 Use

Our clients wish to use the property for a dental practice with two residential flats on the first and second floors. The building will be of service to the public and will require wheelchair disabled access to ground communal areas.

7.2 Amount and Scale

The extension is of modest proportions in terms of both depth and height. Windows and doors apertures are to be standard sizes and to scale with the main building. The ridge and eaves are at low level to match the existing roof level.

Floor footprints:

Existing:

Ground = 199.6sqm

First = 119sqm

Second = 115.8

Proposed

Ground = 233sqm

First = 119sqm

Second = 115.8

Extra 33.4sqm at Ground Floor Level.

7.3 Layout

The existing layout will require a refit to the ground floor throughout and the shutting off existing stair for residential access only. The stair can be accessed from the single door on the front elevation. Existing partition walls that were installed for Lloyds Bank will be removed. The vault will be demolished by specialist contractors; asbestos removed by specialist contractors.

The main entrance to the dental practice will be via the double doors from the High Street elevation. The front of plan to the High Street will comprise of the customer reception desk and waiting area. This will allow for the current closed off windows to the bank being opened up to this semi-public area. A central access hall leads deeper into the building with access to surgery rooms, a decontamination room for dentists, disabled WC and a ground level extension to the north rear 'garden' will contain a kitchen and eating area for staff.

A separate door from the front elevation off High Street leads residential persons to a new staircase that links to the existing at first floor level to be refurbished. Both flats are similar in plan with rooms positioned directly above their related counterpart. Each flat has two bedrooms with communal living/dining and a separate kitchen looking out over the Market Square of Emsworth.

7.4 Appearance

External: The front/primary public south elevation will be repaired with white stucco to match existing. All windows to elevations will be repaired where required and repainted white. A light grey paint will be used for quoin details and window surrounds. External entrance doors to remain. All cornice, frieze, pilasters and plinth to be repaired and decorated if required.

Roof tiles to be inspected with replacements to match existing. Bricks to be inspected with replacements to match existing and repointing where required. Metal security bars from the building's use as a bank can be removed and the windows restored.

The extension will be built with bricks to match the rear elevation and a dark grey single ply membrane flat roof so that the pitch can be shallow. Examples of slate are found in Emsworth and the colour will match this. New windows will be made of white painted softwood with tile sills to match existing.

Internal: Ground floor lowered ceiling to be raised near front window heads to allow for full daylight. Front elevation public windows to remove vision screens to allow semi-permeability to reception and waiting area to High Street, therefore re-connecting the 'window shop' frontage with the public domain of the Market Square. The walls and columns will be stripped back and re-plastered and in places feature brick with lime render. The floor will be non-slip vinyl floor covering throughout.

7.5 Landscape

The rear external area will decrease due to the extension of the ground floor. This area will remain hard landscaped for ease of maintenance for the business.

7.6 Access

Access is to remain the same for cars and pedestrians. There are to be no extra car parking spaces.

There is a garage to the rear/north boundary of ownership to the site. This garage is accessed by car via the rear of the site from the High Street through St Peter's Court. This could provide deliveries for the dental practice and storage.

The double doors to the front elevation will provide access for the dentistry. All ground floor areas will comply with disabled access. Please see and check plan drawings for dimensions of doorways and hallways.

The flats cannot be converted for disabled use but are already residential and will remain as such. There is a stair core from the internal hall for suitable access to the front for fire egress and refuse collection. The flats currently do not have private parking which will also remain as such.

There is some car access in the immediate Square and a bus stop opposite the site within 10 metres. There is a further main car park to Emsworth in South Street. It is a twelve minute walk to Emsworth train station.

It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995, Disability Discrimination (Employment) Regulations 1996 and where applicable Approval Document M of the Building Regulations 2006.

8.0 Personal Statement from our Client

Emsworth Dental Surgery is a family run Practice that provides Dentistry from premises at 2 Palmers Road Emsworth PO10 7DL. The Practice has been established for around 40 years and currently occupies a converted 3 bedroom house.

We are the owners of the business and acquired the Practice 7 years ago. We have completely modernised and expanded. Our services have grown to care for more than 5000 patients from the community in and around Emsworth. Our team of 11 healthcare professionals provide dental services both under the NHS and privately for both adults and children. We are proud to serve our local community and we also attract patients from as far away as Bognor, Southampton and Petersfield.

Reason for Moving

In short we have outgrown our existing premises.

We are in need of more surgeries to service the increased demands of new patients wanting to join our Practice. Unfortunately, we are unable to reorganise or extend our premises in Palmers Road to accommodate any additional surgery space.

Currently we have two surgeries one on the ground floor, one on the first floor. Access to our ground floor surgery although possible in a wheelchair, is sometimes tricky as our internal walkways are only just wide enough. We need to offer more ground floor surgery space to our ageing population who cannot manage the stairs. Our patients are having to wait for appointments on the ground floor and sadly, at the moment we are having to turn new local patients away.

Therefore we have been searching for new premises in Emsworth with ground floor space. We want to remain close to our existing location so that we can continue to provide services to our existing patient base. If we were to re-locate anywhere else outside Emsworth many of our local patients from Emsworth would struggle to continue to access our services.

30 High Street offers an excellent location less than 0.5km from our existing premises. The space is ideal for us to provide our patients and the expanding local community a modern, well designed family Practice that reflects the needs of the local population. The available space offers everything on the ground floor addressing the needs of the ageing population. We plan to convert the ground floor of the building into the Dental Surgery so it will be fully accessible to everyone. We will increase our capacity to four surgeries and so will offer our services to people and families as the population in and around Emsworth rises in the future. The increased number of surgeries will allow us to increase our NHS

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dentistry commitment and also to expand the variety of services we offer for example more oral health education, hygiene and possibly visiting specialists.

We are really excited by this opportunity to be able to expand our thriving family dental Practice and retain it within the heart of Emsworth. We want to continue to service the needs of the expanding community and patients will benefit from a modern, accessible family dental Practice.

James and Caroline Gabriel



9.0 Conclusion

The planning application is for alterations and refurbishment to the existing building and structure. The ground floor will require a change of use from A2 Bank to D1 Dentist.

There will be no adverse impact on the Emsworth Conservation Area or Chichester Harbour AONB.

The property has been on the market since September 2014. Office or residential use are not appropriate for the ground floor market frontage.

We ask that Havant Borough Council look upon this application favourably due to the proposal of works that improve the existing property in terms of development of a dilapidated Listed Building in the centre of Emsworth Market Square into a public service at ground level with the upper floors in use as residential.