

John Groom Chartered Architect

32A High Street Emsworth Hampshire PO10 7AW

Design, Access and Heritage Statement

To rear 57 High Street, Emsworth, PO10 7AN (proposed conversion of store to first floor
one bedroom flat)

Prepared in accordance with DCLG circular 01/2006

A: Proposal:

1 To convert an existing vacant store into a one bedroom dwelling at first floor level, to the rear of 57A High Street (existing flat on first and second floors) To remove internal partitions, and construct new partitions to form a flat.

B: Brief history:

1 Planning Permission and Listed Building Consent to convert the store to a two bedroom dwelling was granted on the 15 September 1994; this expired after five years, and the latest permission was granted (for the current owners) on the 24 July 2006, and this expired after three years in July 2009.

2 Previous applications have been for a two bedroom unit, but this meant substantial internal alterations to the existing flat: this is now considered impractical as the flat is now let: the applicants wish to obtain permission as soon as possible as the existing roof to the store has a very low pitch constructed of asbestos cement sheets (or similar) and is very substandard: during the period of severe inclement weather during January 2014, rain leaked through the roof and caused damage to stock in the chemists shop:

3 When the ground floor was let to the chemists, they did not require part of the ground floor, and this opened up an access to an existing staircase in the store via the front entrance lobby, which will now be shared (please see relevant plans): the floor area that can be used for the new flat is now reduced, to the extent that only one bedroom is proposed

C: Context:

1 The building is situated in the High Street, Emsworth. It is Listed Grade II and in the Emsworth Conservation area

D: Amount:

1 The floor area of the existing store is about 48 m² (plus garage and ground floor entrance) : the proposed alterations will not alter the size of the floor area of the existing store

E: Description of the Listing (nos 55 & 57 High Street share the same Listing)

1 The English Heritage List entry summary states that the building is Listed Grade II: the details are

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.

F: Comments of the listing:

- 1 The building is Listed for its group value only:

To quote from the *Principles of Selection for Listing Buildings* produced by The Department for Culture, Media and Sport:

When making a listing decision, the Secretary of State may take into account the extent to which the exterior contributes to the architectural or historic interest of any group of buildings of which it forms part. This is generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between a group of buildings. If a building is designated because of its group value, protection applies to the whole of the property, not just the exterior.

- 2 Nos 55 & 57 High Street are listed for their group value, but not because they are individually of historic or architectural interest. Generally the building has been much altered over the years, and there are no internal fixtures or fittings of importance in the store of no 57. The existing internal layout does not have any special features

G: 57 High Street: how all the existing space is used

- 1 The whole building currently consists of:

No 57: Ground floor shop let to chemists

Store/garage: Ground floor: has been used for storage for many years

No 57A: Existing three bedroom flat on first and second floors

Store to rear of 57A first floor level: Vacant store which has not been used for storage for at least 20 years: the subject of this application for conversion to a one bedroom flat (57B)

H: Proposed accommodation and access to the proposed new flat:

- 1 The access to nos 57A and 57B will be through the existing ground floor lobby: the new flat will consist of one large open area which will be for the kitchen, living and dining areas: there is one double bedroom, and a bathroom

J: Car parking

- 1 It is intended that the store on the ground floor will be used as garage for the proposed flat: it is approximately 3m x 5m which is adequate for a small saloon car.

K: Construction & design

- 1 The existing poor quality roof to the store will be replaced by a substantial pitched roof which will enhance the listed building: the substandard 'industrial' type roof to the single storey rear extension will be replaced, as will the existing rooflights in the same area (type of roofing and rooflights to be agreed with the LPA)

- 2 The existing windows on the south elevation will be retained for the proposed living area: the window on the east elevation will be reduced in size for the new bedroom: Velux rooflights will be installed in the proposed living area.

L: Conclusion

- 1 It is submitted that the proposal will enhance the Listed Building, and will provide a spacious one bedroom flat with suitable parking in the centre of Emsworth.