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COMBINED 'HERITAGE' AND 'DESIGN AND ACCESS' STATEMENT 30 HIGH STREET EMSWORTH HANTS PO10 7AR

RE: PROPOSED ALTERATIONS INCLUDING CHANGE OF USE , DEMOLITION AND EXTENSION TO
FORM A ONE BEDROOM FLAT

SUBSEQUENT TO APPROVALS APP/11/01323 / APP/11/01282 and APP/13/00926

Amount:

This proposal is limited to the existing rear flat roof element currently forming offices in connection with Lloyds Bank, these proposals will have no impact on the High Street elevation.

It is proposed to take down an area of sq. meters of office space and then extend the single storey to the rear boundary wall very similar to the existing planning approvals listed on the application forms. The overall increase of floor area will be sq. meters and will form a new one bedroom flat with its own amenity spaces. The alterations are modest and will keep the same low profile as before. As part of this alteration the existing approved re-alignment and extension of the rear fire escape and access stair will be repositioned and no longer be located on an existing flat roof to the benefit of neighbouring properties.

Layout:

The layout as shown on the drawings results from the reduced floor area requirements to be retained for commercial use and the need to maintain the existing fire escape route to and through the rear boundary. The use of two small Courtyard areas will provide light and air and a degree of privacy for the new dwelling, existing roof lights will be retained or extended as shown and one new roof light added, the existing air conditioning units on the flat roof will be replaced with updated models.

Scale:

From the High Street, there will be no changes and therefore the scale is unaltered. At the rear, the single storey extension is kept to the same existing low profile which will result in virtually no visible alteration outside the site, the re-alignment of the existing external stair as now proposed will greatly reduce the current visual impact. A new external stair required for fire escape purposes from the second floor will be designed to minimise the visual impact. It is proposed to clad the stair with glass panels rather than copy the open steel form of the existing stair. It is located within a re-entrant corner of the building and thus only visible from the upper floor windows at some distance to the rear and from some upper floor windows to the South and is virtually the same as that already approved under the current approvals as listed elsewhere

It is therefore our contention that the impact on the existing buildings is minimal.

There is no landscaping in any real sense of the word, this being a town centre property but new domestic paving will replace the existing concrete.

Appearance:

Under the 'scale' section above we describe the limited external changes to the building, the rear ground floor extension will match the existing single storey element.

The amended proposal for the second floor escape stair is designed to minimise its appearance by the use of glazed infill panels rather than black steel railings and the discrete location.

Access:

Direct access will be via the reinstated from High Street where an original doorway which once existed is due to be formed under the existing approvals as listed elsewhere.

The existing rear access is retained as shown on the plans providing access to bin storage and forming the alternative fire escape route as is currently exists.

Use:

The new flat will be for residential use only and is in-line with local policy to encourage residential use back into town centres and increase the housing stock. The two upper floors of the property are already approved for residential use being brought back into this use, they are currently vacant pending the conversion works commencing shortly

There is easy access to bus routes and main line railway services, the town centre with a wide range of shops, civic and leisure facilities is immediately accessible.

Heritage:

The building is listed Grade II and located within a Conservation Area, this was taken into account in achieving the current approvals, the proposed changes to the rear Ground Floor are consistent with those approvals in terms of the overall size and extent.

Graham Nicolls 23.01.2015