



John Groom Chartered Architect
DESIGN, ACCESS AND HERITAGE STATEMENT

BUILDING TO REAR
32 HIGH STREET, EMSWORTH, HAMPSHIRE, PO10 7AW

1 BACKGROUND INFORMATION

A: General principle of the proposed development: To convert a single storey store to provide a compact one bedroom single storey dwelling with amenity space.

B: Location: 32,32A & 32B High Street form part of a Listed Building in the centre of the Emsworth Conservation area. The existing building fronting on the High Street has several uses. At present the ground floor and part of the first floor (32) is leased to a chain of estate agents, trading as Cubitt and West. The rest of the first floor consists of a one bedroom self contained flat (32B), and a small office (32A) both occupied by the applicant. To the rear of the building is the single storey store, and between the store and the rear of no 32 High Street is a courtyard area, with a fence dividing it between the store and the ground floor part of the estate agents premises. To the West is the rear part of Lloyds Bank, to the rear (North) is a modern development of garages with flats over, and to the east is a modern development of flats facing onto a parking area and courtyard. The proposed development is approached by a side pedestrian alley from the High Street: this also gives access to the flat and office at first floor

2 LISTING

A: List entry summary: The English Heritage Summary is as follows

House (office). Early C19. Painted brick, with a tile roof. Symmetrical front of 2 storeys, 3 windows. Brick dentil eaves. Victorian sashes. Early C20 ground floor shop-front. Included for group value.

Although within the curtilage of a Listed Building, the store to the rear does not form part of the description. It has no architectural or historic interest or merit

3 BRIEF PLANNING HISTORY

A: Recent planning history:

- (i) Planning permission granted for conversion to offices LPA ref: 95/50996/5 4/LB 9 February 1996
- (ii) Renewal of planning permission for (i) above dated 12 April 2001
- (iii) Planning Inspectorate appeal decisions APP/X1735/E/01/1059429 & APP/X1735/A/01/1059367 dated 22 May 2001: against two LPA refusals resulted in the allowing of the former and refusal of the latter.
- (iv) Planning permission granted for two bed single storey dwelling LPA ref: 01/50996/012 dated 19 September 2001
- (v) Planning permissions above renewed 9 & 15 May 2006 LPA ref: 06/50996/013 & 014

4 PURPOSE OF DEVELOPMENT

The applicant (who is also the agent) has lived in the flat at the property for over ten years. He also lived in the flat with his parents as a child, when it was much larger.

The long term aim was to convert the store to a two bedroom dwelling so that the applicant could live there. The permission was renewed once, and expired in May 2009.

The applicants aim since he inherited no 32 from his father, has been to make best use of the property, and improve and refurbish as well. The estate agents offices were in need of some maintenance and repair, and after discussions, the tenants holding company have bought their builders in and works are nearly complete. The applicant has also submitted two Listed Building Applications one for the demolition of a redundant chimney (granted), the other to remove internal walls to the flat, and associated works, (awaiting decision) so that the layout can be altered to make better use of the internal space, and can be modernised.

5 THIS APPLICATION

The submitted plans and elevations are almost identical to those previously approved. However to make better use of the space available, the design has been reduced from two bedrooms to one bedroom.

The proposed dwelling would be to the rear of the property, and would not have a harmful effect on the listed building itself, its setting, or any features of interest that it possesses.

Apart from storage, there is no other use to which the store can be put, and with a corrugated asbestos roof, it is not in keeping either with the Listed Building, or Conservation Area.

It is not possible to use bin storage, due to the relatively narrow width of the pavement on the High Street: on collection day, the bins would impede pedestrians: the Council agreed to sack collection, which is not uncommon in the area.

The applicant intends to live in the property permanently.

6 CAR PARKING:

A: A report by Dr Allan Burns a transportation consultant has been prepared and is included as a part of this application

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