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32A High Street Emsworth Hampshire PO10 7AW

Design, Access and Heritage Statement

32B High Street, Emsworth, PO10 7AW (first floor one bedroom flat)

Prepared in accordance with DCLG circular 01/2006

A: Proposal:

To refurbish and improve the internal layout of the flat. To remove a number of internal partitions, and construct new partitions to rearrange the layout of the rooms: widen one window on the east elevation, and block up one window on the north elevation. The area of the flat is outlined on the submitted drawings:

B: Context:

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

C: Amount:

The floor area of the existing is about 43m² (463ft²): the proposed alterations will not alter the size of the floor area.

D: Description of the Listing

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

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.

E: Comments of the listing:

The building is Listed for its group value only, as is at the end of a range of listed buildings which terminates at Kings Terrace. Part of the Ship Inn is not listed, but is designated as a *building which contributes to the special interest of the Conservation Area*.

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.

No 32 High Street is listed for its group value, but not because it is 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. The existing internal layout does not have any special features