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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 remove a redundant chimney to the rear of the property, and make good the roof

B: Context:

The building is situated in the High Street and is in the Conservation Area.

C: Amount:

The proposed alterations will have no effect on the existing flat (no 32B)

D: Brief history:

The English Heritage List entry summary states that the building in 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.

F: Division of whole building

The whole building currently consists of:

No 32: ground floor offices and part of the first floor leased to a firm of estate agents

No 32A: self contained small office (two rooms) at the first floor:

No 32B: small one bedroom self contained flat (subject of this application for LBC)

Plus: single storey store to the rear.

G: Proposed removal of chimney stack

The chimney stack is redundant. It has been rebuilt using common brickwork, and is not a prominent feature of the building (it is to the rear of the building and is completely hidden from view by the surrounding roofs and buildings). Some clay tiles on adjoining roofs have slid down into the lead valley close to the chimney causing some water penetration: it is intended to repair this area once the stack has been removed: the stack does nothing to enhance the setting of the Heritage part of the Listed Building. There are no structural implications in respect of the demolition.

H: Conclusion

It is submitted that the demolition of chimney stack, will not damage the architectural and historic interest of the building: as the proposed work is hidden from general view, there will not be any adverse impact on the Conservation Area.

JG rev: 1 16 02 13