

51 HIGH STREET -ANDREW AND ANDREW

Combined Design and Access Statement // Heritage Statement

January 2023

INTRODUCTION

Helyer Davies Architects have been appointed by Andrew and Andrew to design an extension to their offices at 51 High Street, Emsworth.

The following drawings accompany the application:

- 22073-01 Existing
- 22073-02 Proposed

The existing base information has been sourced from a survey carried out by Brothertons to accurately establish existing floor levels, proximity to adjoining buildings and their ridge and eaves heights. The OS extracts are to show the site location and block plan only.

SITE CONTEXT

Emsworth is a small coastal town on the border of Hampshire and Sussex and is situated at the head of the western arm of Chichester Harbour. The Conservation Area encompasses the older part of the waterside town, which lies to the south of the A259 between the two historic mill ponds. Parts of Emsworth and its surroundings also fall within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The town is well served by road and rail public transport, fronts directly onto the water and attracts many visitors.

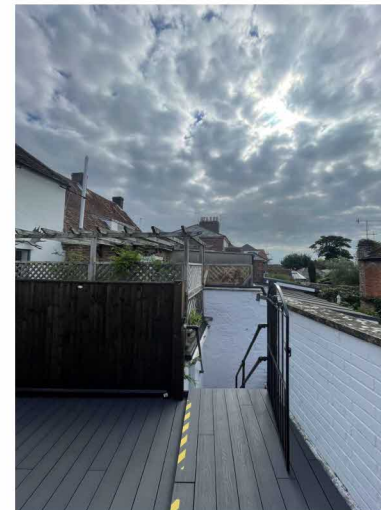
The section of the Emsworth Conservation Area Character Appraisal detailing Tower Street is included below:

‘Tower Street: On the south side of High Street is a townscape delight. Pevsner describes the north end of Tower Street as - “the most delicious inland backwater in Emsworth”. This is another residential cul-de-sac, of high quality with a few Georgian houses (Q). On entering three houses set the scene. To the left Trentham Cottage has upper side windows under segmental tympana decorated in stucco fan pattern, a circular central window and doorway with distinctive fanlight. Trentham House is a larger, plainer stuccoed house with bay windows and delicate iron balconies. Its garden half-closes the already narrow street. Opposite is Saxted House, which is Early Georgian, built in grey brick with red dressings and with another fanlit pedimented doorway. The street then continues past the walled garden of the latter and ‘dog-legs’ to the right and then continues inconspicuously into a footway to emerge through a narrow alleyway on the waterside. Behind Saxted House in its garden, is the site of the tower (thought to have been a watch tower) after which the street is named.’

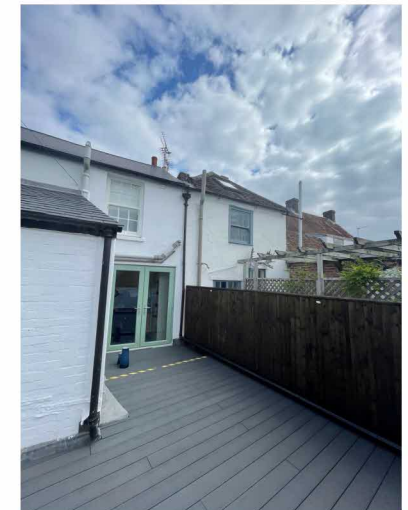
The surrounding buildings are a mixture of residential and commercial. They vary in their appearance, though of vernacular design. Materials consist of a combination of flint, painted render, brick and clay hanging tiles, with clay tiled and slate roofs.



Existing Building fronting High Street and Tower Street



View from Existing Terrace – Looking S.E



View from Existing Terrace – Looking N.E

PLANNING HISTORY

Please note 51 High Street and 2a Tower Street are the same property, however the applications are split.

2a Tower Street

APP/20/01125 -Listed Building Consent for internal and external alterations and refurbishment

APP/20/00483 -Change of use from residential dwelling C3 (first and second floors) to business use A2 (first and second floors) -permitted

APP/20/00484 -Listed Building Consent for change of use from residential dwelling C3 (first and second floors) to business use A2 (first and second floors); internal alterations to the layout -permitted

51 High Street

APP/18/00347 -Change of Use from A3 retail to A2 -permitted

APP/18/00348 -Listed Building Consent for internal alterations -permitted

06/56461/008 -Minor Alterations & Change of Use from A2 to single domestic unit - allowed at appeal

06/56461/009 -Listed Building Consent for internal and external works to building - permitted

THE LISTING

Heritage Category: Listed Building

Grade: II

List Entry Number: 1303684

Date first listed: 06-Feb-1984

Statutory Address: 51, HIGH STREET

51 High Street

The building may lie within the boundary of more than one authority.

County: Hampshire

District: Havant

Grade: II

Date first listed:06 February 1984

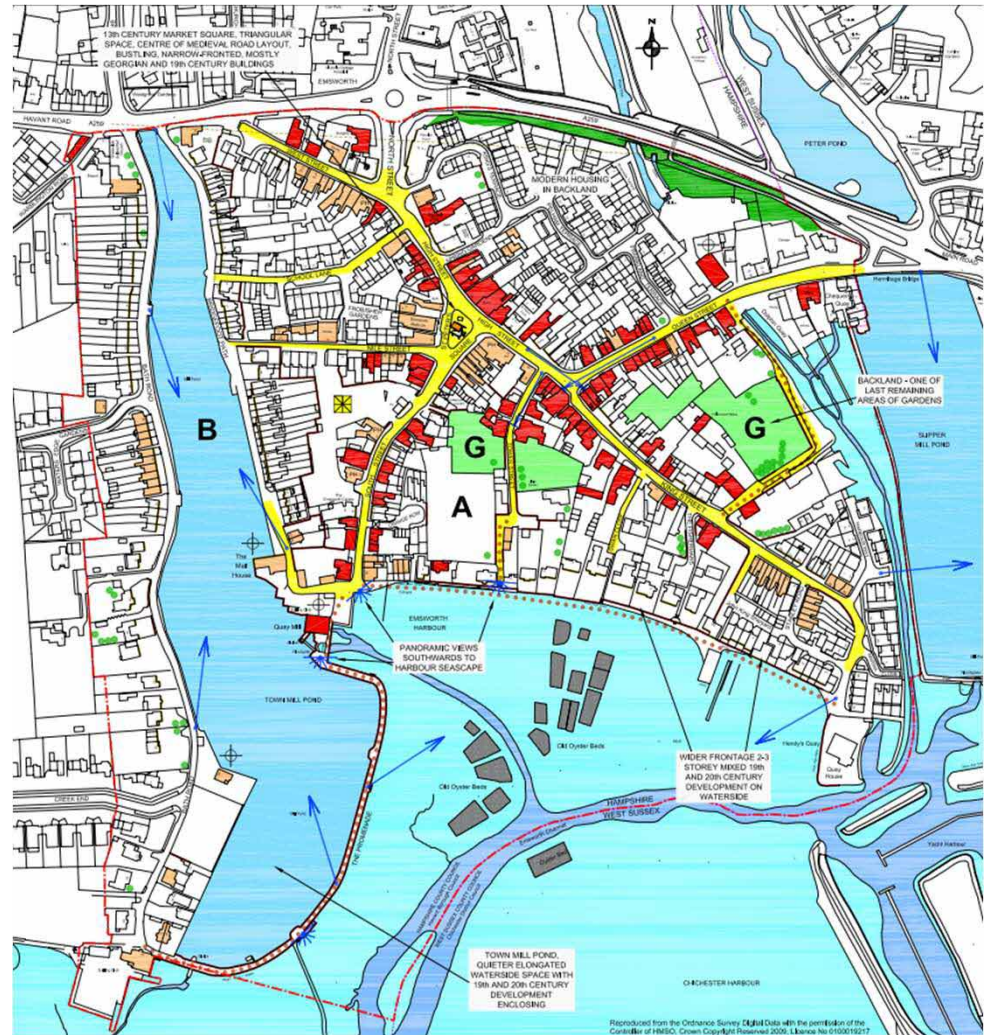
List Entry Description

Details

House above shop. Late C18. Rendered walling and slate roofing. 3 storeys, 1 window.

Sashes.

Modern shop front included for group value.



The site sits within Emsworth Conservation Area boundary shown in the above map

FLOOD RISK ASSESSMENT

51 High Street and 2a Tower Street are in Flood Zone 1 and therefore do not require a Flood Risk Assessment

Zone 1 Low Probability (clear)

Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)

Zone 2 Medium Probability (light blue)

Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)

Zone 3a High Probability (darker blue)

Land having a 1 in 100 or greater annual probability of river flooding; or land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)



Environmental Agency Flood Risk Map-flood-map-for-planning.service.gov.uk/

PRE-APPLICATION ADVICE

On 4th October, we submitted a pre-application GEN/22/00929. We submitted two options for review. There was a further meeting with the Conservation Officer on site on 9th November.

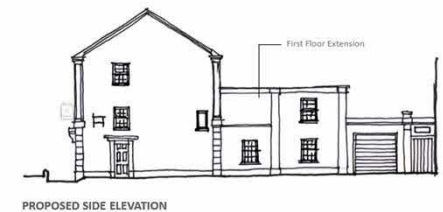
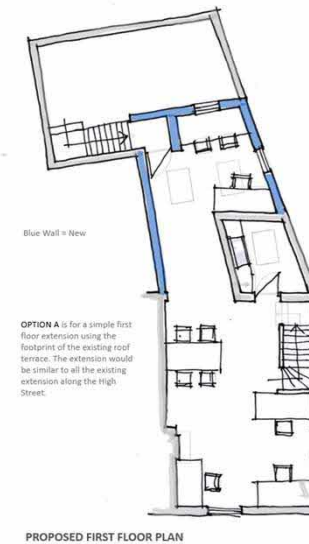
Both options explored extending the existing building with minimum impact on the Listed Building.

OPTION A: Proposed to extend over the existing flat roof balcony.

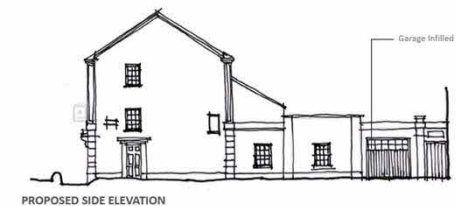
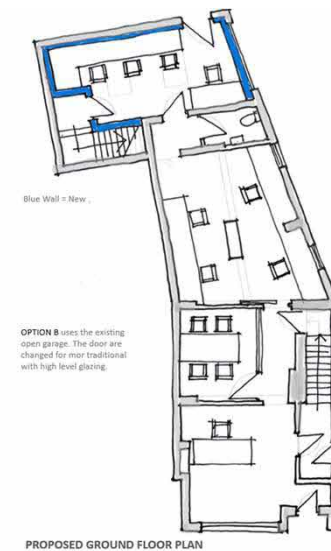
OPTION B: Proposed to convert the existing garage space.

In summary – with good design, Option A was preferred; however, further justification was required and a visit to the neighbouring property would need to be made to make a full assessment. We have therefore developed this option on the submitted drawings.

OPTION A



OPTION B



DESIGN

USE

Andrew and Andrew are a successful firm of solicitors and require more space for the growing business. They took occupation of the ground floor from 30th July 2018 and the first and second floors were purchased thereafter where renovations took place and were occupied from 15th November 2021.

At the present time, they only have one spare desk for their legal needs which will soon be occupied. To enable them to cater for the legal needs locally, there is a need to expand the building which will enable them to employ 4 other members of staff.

The proposal therefore is to extend over the existing flat roof balcony, which in turn will create 4 additional workspaces. These will be A2 Office Space.

AMOUNT AND SCALE

The extension location has been carefully located to reduce the impact on the existing building as well as the view from Emsworth. To the rear, there is already a lean-to extension that houses the existing kitchen. There is also a parapet wall that runs around the perimeter. With these two elements, the silhouette is already established.

The proposals are to remove the roof from the kitchen and raise the parapet wall to create a simple second floor to the rear of the property. The extension will be flat roof with a detailed parapet.

In total, the first floor extension will give Andrew and Andrew an additional 21m².

Numbers 57 and 55 both have a series of two storey rear extensions, similar in volume to what we are proposing. No 53 has a single storey extension, with a large terrace and pergola.

LAYOUT

The layout of the building largely remains the same. The extension uses the existing rear opening onto the balcony as access into the extension. The fire escape stair to the ground floor remains. To provide natural light, we have proposed two rooflights and a sash window to the West Elevation.

The existing window to the kitchen area is to be blocked up. Natural light will come from the rooflight.

To the second floor, the small sash window cill is to be raised to allow for the new extension roof. This window will now match the neighbouring window at No 53.

APPEARANCE

The appearance of the first floor extension is to be in keeping with the existing building. This has been achieved through architectural detail and materials.

Architectural Detail: The render pattern extends up to a decorative parapet, this includes the mini-buttresses and horizontal render bands. The sash window is also in proportion with the window below. Once the first floor extension is complete, the new and old will be seamless.

Materials: The materials will match the existing. These are rendered walls and timber windows. The roof will be constructed of a single ply membrane.

LANDSCAPING

Existing landscape will not change.

ACCESS

The access in and out of the property will remain the same.

IMPACT ON THE LISTED BUILDING AND EMSWORTH CONSERVATION AREA

The overall impact on the Emsworth Conservation Area is considered a positive one. The proposed alterations to the Listed Building will have minimal impact on the surrounding area as they will not be visible from the High Street.

It is noted that the building is listed only for exterior and group value and there have been many internal alterations within the building previously. The proposed internal alterations have been designed to enhance the quality and functionality of the Listed Building, whilst minimising the impact on the historic building and making the changes required to allow an office to function effectively within the space.