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Heritage and Planning Statement

12 Nile Street
Emsworth
Hampshire
PO10 7EE

Conversion of Garage/Workshop into Dwellinghouse

Introduction

This heritage and planning statement has been prepared to support of a Section 73 planning application for the conversion and alteration of an existing workshop comprising of a single storey structure to the front joined to a two-storey structure at the rear into a characterful and charming dwelling within a Conservation Area.

The current site consists of a private workshop and garage on the ground floor and light workshop and/or storage on the first floor.

Planning History

Planning for converting the existing building into a domestic dwelling was granted on 24th January 2024 (Havant BC Ref – APP/22/00831).

This Section 73 application relates to the previously granted application.

Although the building is situated within both the Emsworth Conservation Area and the Chichester Harbour Area of Natural Beauty, similar works to local residential properties have been approved. Namely 6 and 10 Nile Street, Emsworth, PO10 7EE.

Site and Context

The site is situated on Nile Street, a street dating back to the late 18th Century, located amongst a medieval street layout around St Peter's Square, which has its roots as a 13th Century marketplace.



Located within the south-east of Havant Borough Council's jurisdiction, Emsworth is a small, coastal town that is widely accessible by rail, and by the A259 which runs through the town.

The street itself is a mix of traditional and contemporary two and three-storey residential dwellings with building heights steadily rising towards St Peter's Square, with the shorter dwellings adjacent to Slipper Mill Pond.

Most properties have entrances directly onto the pavement, although some more modern dwellings are set back and have front driveways.

12 Nile Street is flanked on all sides by properties finished in a wide variety of materials, including old English white and cream rendered, painted brickwork, weather boarding/cladding, and red-brown brickwork. The main material for roofs is clay tiles, with some properties having grey slate tiles. To the south and south-west of the building there is a busy public car park, with some permit holder parking spaces nearest the building.



Heritage

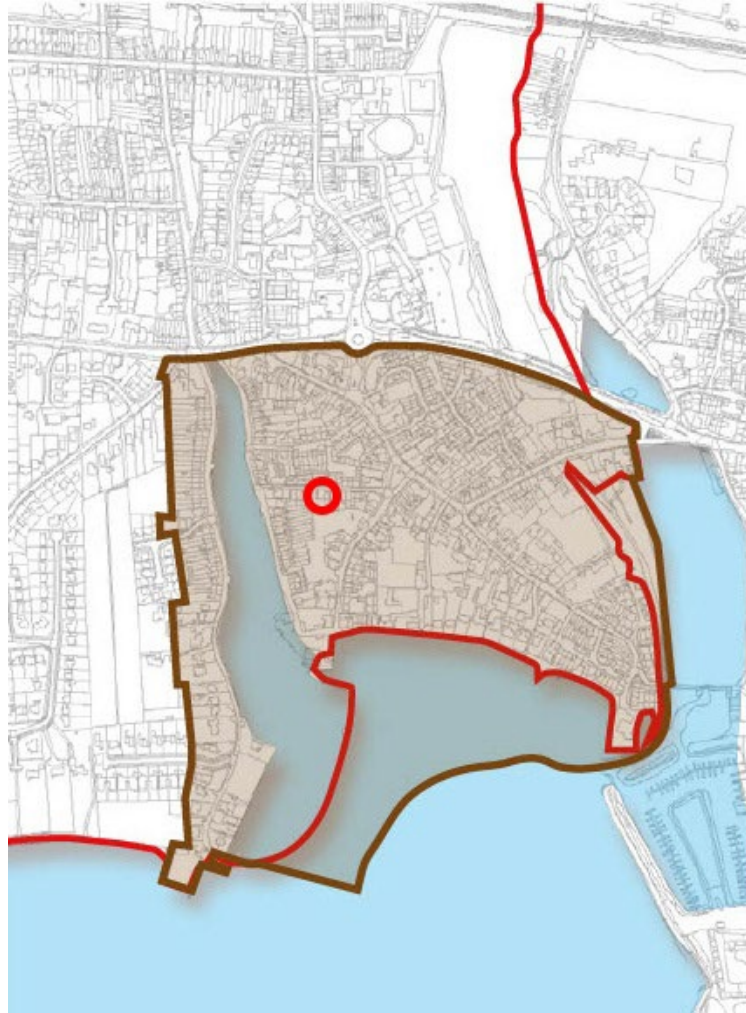
Although 12 Nile Street is located within the Emsworth Conservation Area and the Chichester Harbour Area of Outstanding Natural Beauty, 12 Nile Street is not a listed building, nor is it an 'Other Building of Local Interest' which are of particular interest due to their contribution towards the overall character of the Conservation Area. Mentioned in the list are No's 2A, 2B, & 2C and No's 13, 17, 19, 21 & 23; but not No. 12.

The street is also mentioned within the Emsworth Conservation Area Character Appraisal (March 2010) as follows:

3. Although the old town is predominately Georgian in character (in that period of prosperity buildings were laid down upon the existing street pattern), the Conservation Area does include the 19th and 20th century development adjoining on the west side surrounding the Town Mill Pond in Bath Road and Bridgefoot Path. The medieval street layout still dominates, with the 13th century market place (St Peter's Square) as the natural focus, with the other main streets, such as High Street and South Street, radiating from this triangular space towards the various waterfronts. Other than the building of Nile Street in the later part of the 18th century, no significant change occurred to the street pattern until the 20th century and the building of the short bypass to the north of the old town, from Bridgefoot to Hermitage.

3.11 Nile Street, School Lane and West Street: These are three small streets, all situated on the west side of the town centre. Historically, Nile Street is a relatively new street, built at the later part of the 18th century between St Peter's Square and the Mill Pond. It is straight and narrow with a mixed character of older and modern town houses, one remaining works building and with smaller cottages towards its west end at Bridgefoot Path.'

Emsworth Conservation Area Map





Flood Risk

12 Nile Street is located within Flood Zone 1 and therefore has a low probability of flooding from either the sea, the Slipper Mill Pond or surface water.

Floor levels within the proposed development will be set no lower than existing levels and, flood proofing of the proposed development has been incorporated where appropriate.

If required, details of any flood proofing / resilience and resistance techniques, to be included in accordance with 'Improving the flood performance of new buildings' CLG (May 2007).

Design and Access

The proposed design involves the partial demolition of the front element of the building to create a space to park a vehicle and store bins, and enclosure

The design also incorporates an additional window to the south facing elevation and skylights to the roofs.

All replacement windows will be heritage in style and a vast improvement on the thermal performance of the current windows. The additional and changes window will improve quality of space and the quality of living withing the dwelling.

Ground Floor

Once the partial demolition of the ground floor has happened to create the parking and bins space, it will consist of:

Hallway and Storage	4.8 square metres
Bathroom	4.7 square metres
Family Area (useable space)	12.2 square metres
Bedroom	14.5 square metres
Kitchen-Diner	15.0 square metres
Parking and Bins	15.5 square metres

First Floor

The first floor will be the main living area and will make use of the vaulted roof to create a bright and airy space.

Living Area (useable space)	27.0 square metres
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Naturally all work to both floor levels will comply with building regulations to ensure a quality renovation that meets or exceeds the thermal performance required.



External and Elevations

External renovation work to 12 Nile Street will include:

- Repairs to brickwork and the associated mortar in a manner that befits such a building.
- Correcting and straightening the roof line and the small clay roof tiles to the two storey element.
- Removing the ugly modern concrete roof tiles currently on the single storey element and replacing them with traditional small clay roof tiles.
- Installation of heritage skylights to the single and two storey elements of the building.
- The timber cladding to the gable end of the lower section of the roof will be retained and cut to the shape of the new roof.

So as to be in keeping with the surrounding properties, replacement windows will be:

- Slim aluminium heritage framed double glazing to improve thermal performance.
- The existing openings will be retained.
- The frame colour chosen will either match the existing or be colour that suits the property and the surrounding area and properties.

South facing elevation:

- First floor - the existing window will be replaced with a Juliet balcony to allow the residents to enjoy the views of the Chichester Harbour and the Slipper Mill Pond. Something that No. 6 Nile Street achieved at both first and second floor.
- Ground floor – an additional window would be added to bring additional light to this area

Both the new French doors and window frame would be the same style as the above replacement windows.

The overall scale and bulk of the building would be reduced by the partial demolition at the front to allow for parking and bin storage.

The overall useable gross internal areas (not including the staircase) have been reduced from 95.7 square metres to 78.2 square metres. A reduction of 17.5 square metres or 18.3 percent.

The external materials chosen for the proposed renovation either match the existing materials used on the building or the surrounding properties. This will help the renovated property to blend respectfully and sympathetically into the Emsworth Conservation Area.

For example:

- Red-brown brickwork.
- Clay tile roof tiles.
- The timber cladding to the gable end retained.
- Overall scale, bulk and height in keeping with the existing building (no increase in height).
- Overall scale, bulk and height in keeping with the heights and mass of surrounding properties.

Parking

The parking arrangements will not change and use of the nearby car park will not be required. No additional parking provision is needed.

An element of the west facing wall will be removed to improve vehicle and pedestrian access and vision to the parking space provided within the existing curtilage of the building/site to keep a parking space.

Summary

This Section 73 planning application seeks to improve upon the previously approved application by minimizing the proposed changes to the building and renovating the building into a charming dwelling that will sit nicely within the heart of Emsworth.

The conversion and alteration of an existing one and two storey combined garage and workshop into a dwelling includes:

- A quality dwelling full of character.
- Improves the external appearance of the building.
- Height of the building remaining the same does not impose upon any other property.
- The quality materials used enhances the aesthetic of the building and the area.
- No negative impact on the residential area or the wider conservation area.
- Has a positive impact on the neighbouring properties and the street scene.