HERITAGE STATEMENT

Gascoigne Pees, 1 South Street, Emsworth

Countrywide Estate Agents Limited

September 2026

Carter Jonas

Classification L2 - Business Data

Carter Jonas

Date: September 2026

Client: Countrywide Estate Agents Limited

Client or Job Number: J0059746

Contact: Ellie Neal

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Mayfield House
256 Banbury Road
Oxford
OX2 7DE

T: 01865 511444

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1. LISTING AND PROPERTY DETAILS

1.1 The property was first listed in February 1994 as part of a group listing which includes nos. 1, 1A, 1B and 1C South Street. The details of the listed entry and found on the National Heritage List for England are as follows:

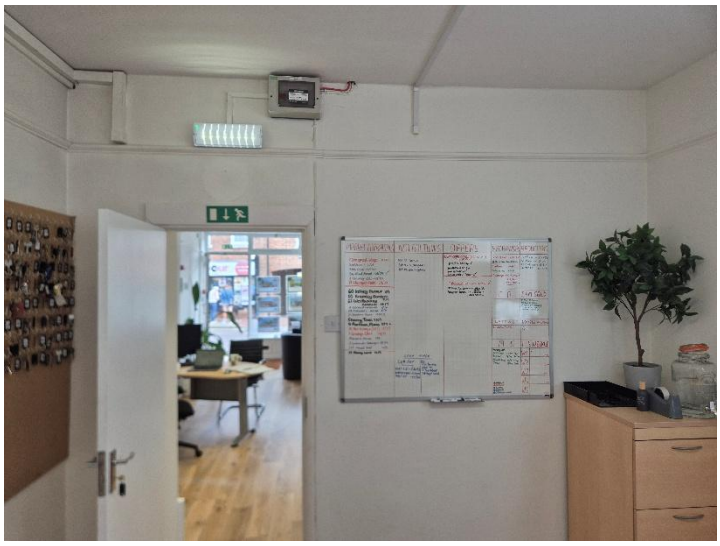
> *Houses over shops. Early C19. Stucco, with tile and pantile. 2 storeys, 3 windows. Plain walling with eared architraves, 1st floor band, plinth. Victorian sashes in reveals. 3 mid C20 shop-fronts to the ground floor.*

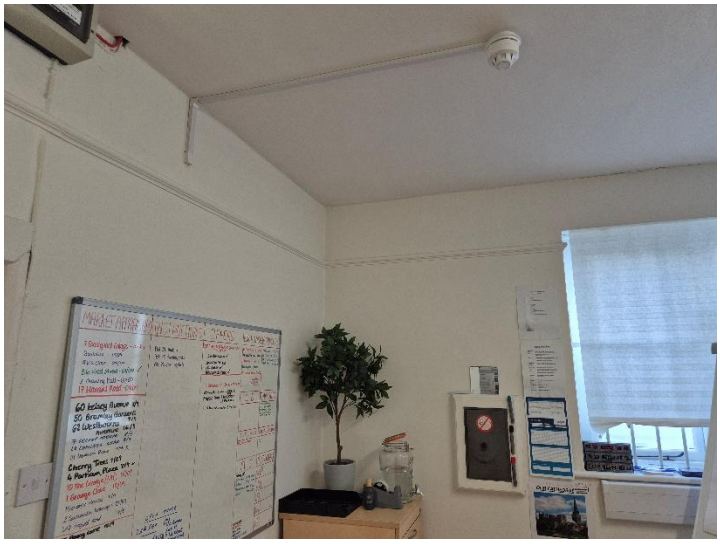
1.2 The site comprises of a two-storey, pitched roof building which benefits from a two-storey flat roofed extension to the rear. The property is currently occupied by an estate and lettings agency with commercial and residential uses occupying the adjacent units.

1.3 The exterior of the building appears as such:

1.4 Internally, the property has been the subject of significant change in order to accommodate the commercial use, as evidenced in the photographs below:

Gascoigne-Pees





2. CONSIDERATION OF THE PROPOSED WORKS

2.1 This application relates to the ground floor commercial property at 1 South Street. It is occupied by Gascoigne Pees Estate Agents.

2.2 The unit consists of a large open plan, ground floor customer area to the front, with a small office to the rear. At first floor level, there is a staff welfare area consisting of a kitchenette, staff lounge and WC.

2.3 The proposals include the mounting of an external condenser on the side wall of the building and an interior surface mounted unit above the doorway between the front and back office. Pipework would run along the back office walls at the level of the existing trunking and the internal unit would be installed into the front office area, serving the customer facing parts of the unit.

2.4 The impacts on the internal and external fabric of the building would be minimal. The external condenser unit and internal air conditioning unit would be attached to the walls of the building but are modest in size and require minimal fixings. The works are restricted to those necessary to provide suitable air conditioning within the commercial unit.

2.5 The external condenser would be located on the side elevation of the rearmost part of the building. Views of the condenser would be available from the public domain, including the Conservation Area. However, the rear part of this building is not considered to be of any particular architectural or historic interest and overlooks a public car park. Therefore, the impact of this modest unit is considered to be negligible.

2.6 Impacts are minimised to those considered necessary to carefully mount the external condenser, internal unit and pipework required for the installation of air conditioning within the commercial unit. The proposals are reversible and the minimum necessary to ensure the continued economic viability of the building.

2.7 The premises experience considerable solar gain, making the heat intolerable on warmer days. The minimal measures being proposed would provide a suitable working environment for employees, in line with health and safety legislation. It would also provide a more suitable and comfortable environment for visitors to the site during the summer months.

2.8 The proposals for the installation of air conditioning within the ground floor commercial unit at 1 South Street are considered to result in no harm to the identified significance of the listed building and its features, the conservation area and adjoining listed properties.

3. CONCLUSION

3.1 The works proposed to this listed building are considered to represent a necessary upgrade to the commercial property in order to ensure that it remains useable and provides a comfortable environment for employees and visitors to the site during the warmer months.

3.2 The proposals have been carefully considered so as to ensure that there would be minimal impact on the fabric of the listed building and all works would be reversible.

3.3 Following the works, the unit will provide a significantly improved working environment during warm weather, in line with health and safety legislation.