**DESIGN, ACCESS, HERITAGE AND CONSERVATION STATEMENT**

**39 HIGH STREET, EMSWORTH, PO10 7AL**

**Proposed Single-Storey Rear Extension to Provide a Secure and Protected Access to the Existing First-Floor Flat**

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## 1. INTRODUCTION

This combined Design, Access, Heritage and Conservation Statement has been prepared in support of a planning application for the construction of a small single-storey rear extension at:

**39 High Street**
**Emsworth**
**PO10 7AL**

The application site is located within the administrative area of Havant Borough Council and within the Emsworth Conservation Area.

Importantly, 39 High Street is also a Grade II listed building, being included on the National Heritage List for England under List Entry No. 1091629. Historic England identifies the building as a late-18th-century house and shop, with later alterations, and identifies a number of architectural features contributing to its special architectural and historic interest.

The listed building is described as comprising brick walls and a tiled roof, with two storeys and attic accommodation, a first-floor bow of three sashes with modillion cornice, reeded architrave and boarded apron, together with a historic shopfront and side passageway.

The proposal therefore has been considered not only in relation to the character and appearance of the Emsworth Conservation Area but also in relation to the special architectural and historic interest of the Grade II listed building and its setting.

The proposal involves the removal of the existing rear lean-to construction and its replacement with a purpose-designed single-storey extension measuring approximately 3.6 metres by 2.9 metres, providing a footprint of approximately 10.4 square metres.

The principal purpose of the extension is to provide a safe, secure and protected access route to the existing first-floor flat, following requirements identified by the Fire Officer.

The proposal has been designed to be sympathetic to the existing listed building and the historic character of Emsworth. The extension will use brickwork and roof tiles to match the existing building, together with a new timber door.

The extension is located entirely to the rear of the existing retail premises. The principal High Street elevation will remain unchanged.

The rear of the property is enclosed by surrounding buildings and structures. Consequently, the proposed extension will have no material impact upon the established High Street street scene and has been deliberately located away from the most publicly visible elements of the listed building.

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## 2. SITE AND SURROUNDINGS

39 High Street forms part of the established historic built frontage of Emsworth and is situated within the Emsworth Conservation Area.

The property is a Grade II listed building, with its special architectural and historic interest recognised through its inclusion on the National Heritage List for England. Historic England identifies the building as a late C18 house and shop with late C19 alterations.

The property currently accommodates a retail unit at ground-floor level with a residential flat at first-floor level.

The principal elevation faces High Street. Access to the rear of the property is provided through an existing side alleyway.

The site is situated within the Emsworth Conservation Area, meaning that the character and appearance of the historic environment is an important consideration in determining the application.

In addition, because the building itself is listed, consideration must be given to the preservation of the building, its setting and the features which contribute to its special architectural and historic interest.

The property forms part of a tightly developed historic townscape. The rear of the property is characterised by existing buildings, boundary structures and associated service/access areas.

The proposed extension would occupy a small area immediately to the rear of the existing retail unit.

The location is therefore substantially different in character from the principal High Street frontage, being enclosed and visually contained by the surrounding built form.

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## 3. EXISTING BUILDING AND HERITAGE SIGNIFICANCE

The existing property has an established retail frontage onto High Street with residential accommodation above.

The Historic England list entry identifies the building as a late C18 house and shop with alterations dating from the late C19. Its architectural interest includes the brick construction, tiled roof, first-floor bow window and historic shopfront, together with associated architectural detailing.

The principal High Street elevation is therefore an important component of the building's architectural character and its contribution to the historic townscape of Emsworth.

At the rear is an existing lean-to construction associated with the access arrangement.

The existing lean-to does not provide an appropriate protected route for access to the first-floor residential accommodation.

Following consideration of the existing arrangements, the Fire Officer has identified the need for a safe and protected route serving the first-floor flat.

The proposed development therefore seeks to remove the existing lean-to construction and replace it with a properly enclosed and purpose-designed structure.

The proposal is consequently primarily a safety and access improvement, rather than an attempt to create a significant increase in accommodation.

Importantly, the proposal does not require alteration to the principal High Street elevation or the identified architectural features which contribute most directly to the publicly visible character of the listed building.

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**4. PROPOSED DEVELOPMENT**

The proposal comprises:

- removal of the existing rear lean-to construction;
- construction of a new single-storey rear extension;
- extension dimensions of approximately 3.6m × 2.9m;
- an approximate footprint of 10.4m$^2$;
- provision of a secure and protected access route to the first-floor flat;
- installation of a new timber door;
- brickwork to match the existing building;
- roof tiles to match the existing building;
- retention of the existing side alleyway access; and
- no alteration to the principal High Street elevation.

The proposed extension is deliberately modest in scale and subordinate to the existing listed building.

Its form is dictated by the need to provide a functional and appropriately protected access route while minimising the visual and physical effect upon the listed building, its setting and the Emsworth Conservation Area.

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**5. DESIGN PRINCIPLES**

The design has been developed around the following principles:

1. **Safety** – to provide a suitable protected access route to the first-floor flat.
2. **Respect for the listed building** – to ensure that the extension remains subordinate to the existing structure and does not detract from its special architectural and historic interest.
3. **Conservation** – to minimise any effect upon the character and appearance of the Emsworth Conservation Area.

4. **Preservation of significant features** – to avoid alteration to the principal High Street elevation and its identified architectural features.
5. **Material compatibility** – to use materials which complement and match the existing building.
6. **Visual containment** – to locate the extension at the rear, away from the principal High Street frontage.
7. **Practicality** – to make use of the existing side alleyway access rather than introducing a new access arrangement.

These principles have resulted in a small, simple rear extension rather than any alteration to the principal frontage of the listed building.

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**6. SCALE AND MASSING**

The proposed extension measures approximately 3.6 metres by 2.9 metres, giving a footprint of approximately 10.44m$^2$.

The extension is single-storey and will remain subordinate to the existing listed building.

Its scale is appropriate to the constrained rear area and is directly related to the functional requirement to provide a protected access route.

The extension will not compete with the main building in terms of height, mass or visual prominence.

The surrounding buildings provide substantial enclosure to the rear of the site, further limiting the visual presence of the proposal.

The proposed scale is therefore proportionate to the existing building and its immediate surroundings and avoids unnecessary intervention into the historic fabric and principal architectural composition of the listed building.

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**7. LOCATION OF THE EXTENSION**

The location of the extension is an important aspect of the proposal.

The extension is positioned behind the existing retail unit, with access from the existing side alleyway.

The rear of the property is enclosed by surrounding buildings and structures.

The proposal is therefore largely screened from public view.

A front extension would not provide a suitable solution to the identified requirement.

Such an extension would interfere with the established High Street frontage and would have a substantially greater visual impact upon both the listed building and the Conservation Area.

The proposed rear location allows the required safety improvements to be achieved while retaining the historic appearance of the principal elevation.

The location therefore represents a deliberate heritage-led design response, concentrating the necessary intervention in the less publicly prominent rear part of the property.

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**8. MATERIALS AND ARCHITECTURAL APPEARANCE**

The materials have been selected to ensure that the extension relates appropriately to the existing listed building.

**External walls**

The proposed walls will be constructed in brickwork to match the existing building.

The brick will be selected to provide an appropriate match in terms of colour, texture, size and general appearance.

**Roof**

The roof will be finished with roof tiles to match the existing building.

**Door**

A timber door is proposed.

The use of timber is considered appropriate within the historic context and will provide a traditional and sympathetic appearance.

The extension is intentionally simple in architectural form. It does not seek to introduce unnecessary decorative elements or an overly modern appearance.

The objective is for the new construction to sit comfortably with the existing listed building and appear as a modest subordinate addition.

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**9. EMSWORTH CONSERVATION AREA**

The site is located within the Emsworth Conservation Area.

The Conservation Area designation recognises the special architectural and historic interest of Emsworth and its established historic townscape.

The presence of the Grade II listed building adds an additional and more specific heritage consideration to the proposal.

The development has therefore been considered in relation to both the character and appearance of the Conservation Area and the special architectural and historic interest of the listed building.

The following aspects are particularly relevant:

- the principal High Street elevation is retained;
- no alteration to the existing shopfront is proposed;
- the established High Street frontage remains unchanged;

- the proposal is located at the rear of the property;
- the extension is single-storey;
- the footprint is only approximately 10.4m$^2$;
- surrounding buildings provide significant enclosure;
- matching brickwork is proposed;
- matching roof tiles are proposed;
- a timber door is proposed; and
- the proposal avoids unnecessary intervention into the most visually sensitive part of the property.

The development therefore takes a conservation-led approach to the historic environment.

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**10. HERITAGE SIGNIFICANCE**

The heritage significance of the site arises from both the Grade II listed building and its contribution to the historic townscape and the Emsworth Conservation Area.

Historic England identifies 39 High Street as a late C18 house and shop, with later alterations. The listing identifies architectural features including the brick walls, tiled roof, first-floor bow window and historic shopfront.

The principal High Street elevation is the most publicly visible element of the property and makes an important contribution to its architectural character and the established historic character of High Street.

The existing shopfront, first-floor bow and associated architectural detailing contribute to the significance of the listed building.

The proposal does not require alteration to these elements.

The rear of the property is considerably less prominent within the public realm and is already characterised by existing built development, access arrangements and the existing lean-to.

The proposed works have consequently been designed to avoid intervention into the principal architectural elements identified within the listing.

The significance of the listed building is therefore capable of being retained through the proposed location, scale, form and material treatment of the extension.

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**11. LISTED BUILDING ASSESSMENT**

The proposal has been specifically assessed having regard to the fact that 39 High Street is a Grade II listed building.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority, when considering whether to grant planning permission for development affecting a listed building or its setting, to have special regard to the desirability of

preserving the building or its setting, or any features of special architectural or historic interest which it possesses.

The current National Planning Policy Framework also confirms that its policies do not displace the statutory obligations imposed by, amongst other provisions, sections 66 and 72 of the 1990 Act.

The proposal has been designed with these requirements in mind.

**Effect upon the principal elevation**

There will be no alteration to the principal High Street elevation.

The existing shopfront, first-floor bow window and associated historic architectural composition will remain unaffected.

**Effect upon the rear of the building**

The proposal involves removal of the existing rear lean-to and its replacement with a modest single-storey extension.

The rear of the property is already characterised by ancillary built development and access arrangements.

The proposed extension will therefore occupy an area which is already substantially developed rather than introducing development into an undeveloped historic setting.

**Effect upon setting**

The extension is located immediately to the rear of the building and is enclosed by surrounding structures.

Its limited scale and position mean that it will not materially change the appreciation of the listed building from the principal High Street.

The proposal does not introduce a visually dominant addition or compete with the architectural form of the listed building.

**Effect upon historic fabric**

The proposal has been designed to minimise intervention into the historic fabric of the building.

No changes are proposed to the principal elevation or the architectural features identified within the Historic England list description.

The works are concentrated at the rear and involve replacement of an existing lean-to with a purpose-designed structure.

Where construction interfaces with the existing listed building, the detailed method of construction should be undertaken carefully to avoid unnecessary loss or damage to historic fabric.

**Overall listed-building effect**

The proposal is considered capable of preserving the special architectural and historic interest of the Grade II listed building through:

- retention of the principal elevation;
- retention of the historic shopfront;
- retention of the first-floor bow window;
- avoidance of unnecessary intervention into the principal architectural composition;
- modest scale;
- subordinate form;
- rear location;
- use of compatible materials; and
- retention of the established relationship between the listed building and High Street.

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**12. HERITAGE IMPACT ASSESSMENT**

The proposal has been considered in terms of its potential effect upon:

**The Grade II listed building**

The proposal involves a modest rear addition and removal of the existing lean-to.

There will be no alteration to the principal High Street elevation.

The extension will remain subordinate to the main building.

The architectural features identified within the Historic England list description, including the principal shopfront and first-floor bow, will remain unaffected.

**The setting of the listed building**

The extension is located to the rear and will be visually contained by surrounding buildings.

It will not materially alter the relationship between the listed building and the High Street.

The established visual prominence of the principal elevation will therefore remain.

**The Conservation Area**

The established High Street frontage will remain unchanged.

The extension is single-storey, modest in footprint and located to the rear.

The proposal will therefore have a limited effect upon the appearance of the Conservation Area.

**The wider historic townscape**

The proposal is a small-scale alteration to an existing developed site.

It does not alter the historic street pattern or introduce a new building within an open area.

The proposed materials will reflect those already established on the property.

**Overall heritage effect**

The proposal has been deliberately designed to preserve the special architectural and historic interest of the listed building while also preserving the character and appearance of the Emsworth Conservation Area.

The proposal does not result in the loss of a significant historic feature on the principal elevation and does not introduce a visually prominent structure within the public realm.

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**13. CONSERVATION APPROACH**

The proposal adopts a conservation-led approach by concentrating the required works in the least sensitive part of the property.

The principal frontage will be preserved.

The rear extension is deliberately limited in size and scale.

The use of matching brickwork and roof tiles ensures that the extension relates visually to the existing property.

The timber door provides an appropriate traditional material.

The existing built form surrounding the site means that the extension will not become a prominent feature in public views.

The proposal therefore seeks to achieve the necessary practical improvement while minimising intervention into the historic environment and preserving the special interest of the listed building.

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**14. STREET SCENE AND VISUAL IMPACT**

There will be no material change to the High Street street scene as a result of the proposal.

The existing principal elevation will remain completely unchanged.

The proposed extension is located behind the existing retail unit.

Access to the extension is via the existing side alleyway.

The rear of the property is fully enclosed by surrounding buildings and structures.

Consequently, the extension will not form a prominent element when viewed from High Street.

There will be no alteration to the existing shopfront, principal entrance or principal architectural composition.

The proposal therefore retains the established visual character of the High Street and the public appreciation of the listed building.

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**15. ACCESS**

The existing pedestrian access arrangement from High Street and through the side alleyway will be retained.

No new vehicular access is proposed.

The purpose of the proposed extension is to provide a safe and secure route to the first-floor residential accommodation.

The enclosed extension will provide a clearly defined and protected route between the existing access and the first-floor flat.

This represents an improvement over the existing lean-to arrangement.

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**16. FIRE SAFETY**

The requirement for the proposed works arises principally from fire-safety considerations.

The Fire Officer has identified the need for an appropriate protected route serving the first-floor flat.

The existing lean-to does not provide the required standard of protection.

The proposed enclosed extension provides the physical structure necessary to create a properly defined protected route.

Detailed construction matters, including:

- fire resistance;
- fire doors;
- escape provisions;
- means of separation;
- emergency lighting where required; and
- associated fire-safety measures

will be addressed through the Building Regulations process and the detailed fire-safety design.

The planning proposal should therefore be understood in the context of providing an important improvement to the safe access and escape arrangements for the existing residential accommodation.

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**17. FUNCTIONAL REQUIREMENT**

The proposed extension is directly related to the existing use of the building.

It is not proposed principally to create a substantial increase in residential accommodation.

Instead, the extension provides the physical space required to establish a safe and protected access arrangement.

The dimensions of approximately 3.6m × 2.9m have been kept to the minimum practical scale necessary to accommodate the required access arrangement.

The proposal therefore represents a proportionate response to an identified safety requirement.

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**18. ALTERNATIVE DESIGN AND LOCATION**

The design and location have been considered in the context of both the listed building and the Conservation Area.

A front extension would be inappropriate because it would introduce a new structure onto the established High Street frontage.

This would create a substantially greater visual impact and would have the potential to adversely affect the architectural and historic interest of the listed building and the character and appearance of the Conservation Area.

The proposed rear location is preferable because:

- it uses the existing access arrangement;
- it avoids alteration to the principal frontage;
- it is visually contained;
- it is enclosed by surrounding buildings;
- it provides the required protected route; and
- it minimises the effect upon the historic townscape and listed building.

The proposed solution therefore represents an appropriate balance between the practical requirements of the property and the need to preserve its historic significance.

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**19. CHICHESTER HARBOUR CONTEXT**

Emsworth forms part of the wider Chichester Harbour environment.

The proposed works are, however, entirely contained within the existing built-up area.

The development does not involve:

- development of open countryside;
- loss of significant landscape features;
- removal of important vegetation;
- alteration to the harbour shoreline; or
- development within an open landscape setting.

The extension is small, enclosed and located within an established built environment.

It will therefore have no material effect upon the wider landscape character associated with Chichester Harbour.

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**20. LANDSCAPE AND VISUAL CONSIDERATIONS**

The proposal will have an extremely limited landscape and visual effect.

The extension is approximately 10.4$m^2$ in footprint and is positioned to the rear of an existing listed building.

It will be screened by the existing built form and neighbouring structures.

There will be no alteration to the public-facing High Street elevation.

The development will therefore not result in a significant change to the visual character of Emsworth or its wider setting.

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**21. NEIGHBOURING AMENITY**

The proposal is located within an established and tightly developed rear area.

The modest scale of the extension and its position within the existing built form mean that it will have a limited relationship with neighbouring properties.

The extension is not designed to create significant additional overlooking or an elevated external platform.

The proposal primarily provides an enclosed access route.

Any openings will be limited to those required for safe and functional access.

The development is therefore considered unlikely to result in an unacceptable effect upon neighbouring residential amenity.

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**22. SUSTAINABILITY**

The proposal makes efficient use of the existing developed site.

It involves the alteration and replacement of an existing rear lean-to rather than the development of an undeveloped site.

The extension is small and directly related to the existing building.

The use of durable materials which complement the existing building will assist in ensuring a long service life.

The proposal therefore represents an efficient and proportionate use of the existing built footprint.

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**23. PLANNING POLICY AND HERITAGE PRINCIPLES**

The proposal has been prepared having regard to the statutory heritage considerations applicable to development affecting a listed building and a Conservation Area.

In particular, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be given to the desirability of preserving the listed building, its setting and features of special architectural or historic interest.

The National Planning Policy Framework confirms that its policies do not displace this statutory duty.

The proposal has also been considered against the relevant national planning principles relating to:

- achieving well-designed places;
- conserving and enhancing the historic environment;
- understanding the significance of heritage assets;
- retaining and enhancing the significance of heritage assets;
- responding positively to local character;
- preserving the special architectural and historic interest of listed buildings; and
- providing safe and accessible development.

The Emsworth Neighbourhood Plan, adopted by Havant Borough Council on 22 September 2021, forms part of the development plan and includes provisions relating to design and heritage.

The proposal responds positively to these principles through its:

- limited scale;
- subordinate form;
- rear location;
- sympathetic materials;
- retention of the principal frontage;
- protection of the identified architectural features of the listed building;
- preservation of the Conservation Area;
- retention of the established High Street appearance; and
- improvement to safe access arrangements.

**24. PLANNING AND HERITAGE BALANCE**

The proposal provides a clear practical benefit by enabling the existing first-floor flat to have a safe and protected access route in accordance with the requirements identified by the Fire Officer.

Against this benefit, the proposal has been designed to ensure that the effect upon the listed building and wider historic environment is kept to a minimum.

The extension:

- is only approximately 10.4m$^2$;
- is single-storey;
- is located to the rear;
- is screened by surrounding buildings;
- does not alter the High Street elevation;
- does not alter the existing shopfront;
- does not affect the first-floor bow window;
- uses matching brickwork;
- uses matching roof tiles; and
- incorporates a timber door.

The proposal therefore enables an important safety improvement without requiring significant alteration to the historic frontage or the principal architectural features which contribute to the special interest of the listed building.

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**25. CONCLUSION**

The proposed development at 39 High Street, Emsworth comprises the removal of an existing rear lean-to and its replacement with a modest 3.6m × 2.9m single-storey rear extension.

The principal purpose of the extension is to provide a safe, secure and protected access route to the existing first-floor flat, responding to requirements identified by the Fire Officer.

The proposal has been carefully designed having regard to the site's location within the Emsworth Conservation Area and, importantly, its status as a Grade II listed building.

Historic England identifies 39 High Street as a late C18 house and shop with later alterations, with architectural interest including its brick walls, tiled roof, first-floor bow and historic shopfront.

The extension is positioned to the rear of the existing retail unit and is accessed via the existing side alleyway.

The rear of the property is enclosed by surrounding buildings, meaning that the proposed extension will have no material impact upon the public High Street and will have limited effect upon the setting and appreciation of the listed building.

The principal elevation, shopfront, first-floor bow and established High Street appearance will remain unchanged.

The use of brickwork and roof tiles to match the existing building, together with a timber door, will ensure that the new structure is compatible with the existing property and its historic surroundings.

The proposal is modest in scale, subordinate to the existing listed building and directly related to an identified fire-safety requirement.

It avoids unnecessary intervention into the historic High Street frontage and concentrates the necessary works in the least visually sensitive part of the property.

The proposal is therefore considered to:

- preserve the special architectural and historic interest of the Grade II listed building;
- preserve the relationship between the listed building and its High Street setting;
- preserve the character and appearance of the Emsworth Conservation Area;
- respect the established historic townscape;
- avoid material change to the High Street street scene;
- retain the principal historic architectural features of the building;
- use appropriate and sympathetic materials;
- provide a safe and protected access route to the existing first-floor flat; and
- represent a proportionate and appropriately designed alteration to the existing building.

The proposed development consequently constitutes a sympathetic, appropriately designed and proportionate addition to the property, enabling the necessary fire-safety improvement while preserving the special architectural and historic interest of the Grade II listed building and the established character and appearance of the Emsworth Conservation Area.