



Eckersley White Holdings Ltd

Supporting Design, Access & Heritage Statement:

Single Storey Rear Office Extension and First Floor Change of Use to Residential
118-120 High Street, Lee-on-the-Solent, Hants., PO13 9DB



**Supporting Design, Access & Heritage Statement:
Single Storey Rear Office Extension and First Floor Change of Use
from Class E (Commercial) to Class C3 (Residential)**

118-120 High Street, Lee-on-the-Solent, Hants., PO13 9DB

11th April 2022

1.0 Introduction

- 1.1 This document is written in support of an application submitted to Gosport Borough Council for Planning Permission to alter and extend an existing, three storey, terraced building in Lee-on-the-Solent. The application is made by Plum Architects Ltd on behalf of the property owners, Eckersley White Holdings Ltd., and is lodged via the Planning Portal. Besides this statement, the application consists of the following:
- 1.2 Besides this statement the application consists of the following:
 - Drg No. PA21-178:01 Plans & elevations as existing
 - Drg No. PA21-178:02(A) Plans & elevations as proposed
 - Biodiversity Checklist
 - Nitrate Budget Calculation
- 1.3 The application fee in the sum of £462.00 plus £32.20 handling charge has been paid directly via the Planning Portal payment system.

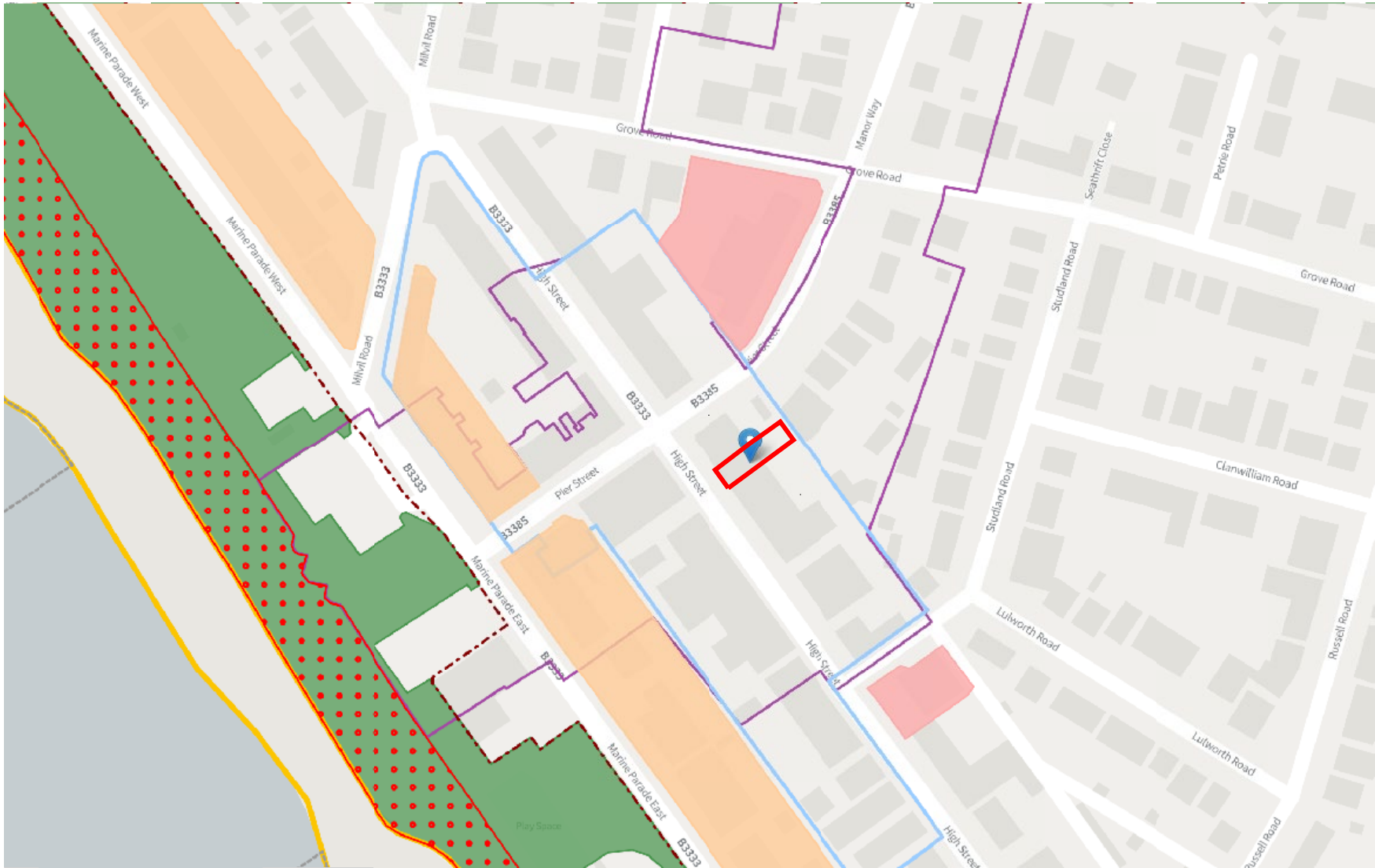
2.0 Site and Surrounding Area

- 2.1 The application site comprises a broadly rectangular, level plot of land, approximately 210m² in size. It is positioned on the northern side of the High Street in Lee-on-the-Solent
- 2.2 Properties along the High Street tend to follow a strict building line with ground floor shop fronts facing onto a wide, paved walkway and a one-way highway beyond. Street parking is along the southern kerb line only.
- 2.3 The majority of buildings are of three storeys with pitched roofs running parallel to the street. Ground floors are primarily retail with a mix of offices and residential at first floor and solely residential at second floor level.
- 2.4 A rear service road runs behind these properties giving vehicular access for cars, smaller delivery vehicles and refuse lorries. Many of the upper storeys are accessed via open metal staircases.
- 2.5 The rear elevations are as diverse as the fronts are regimented. Numerous garages and ancillary structures are arranged towards the service road and these are finished in a variety of styles, materials and colours.

3.0 Site Analysis

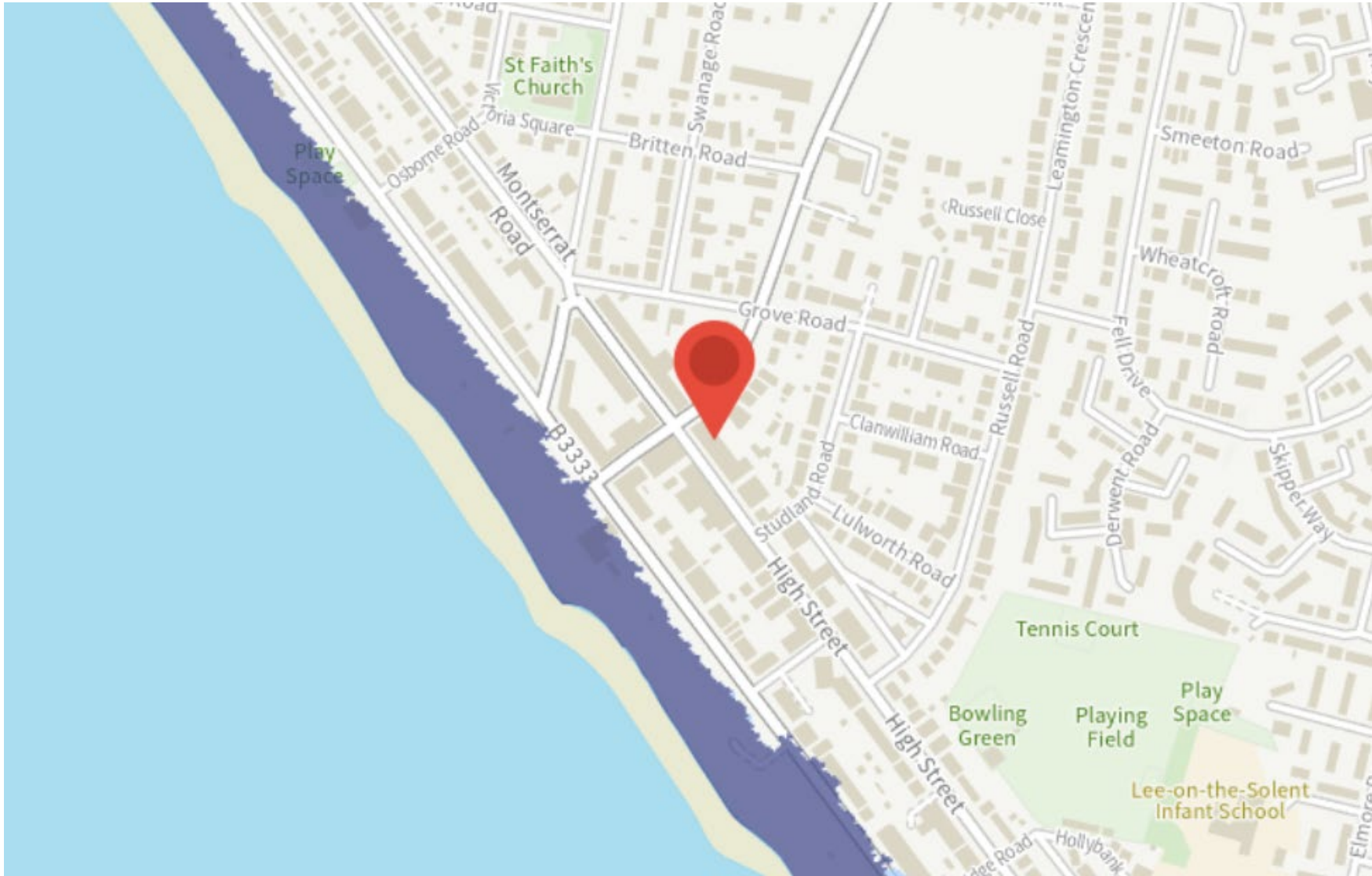


Aerial Photo (Google)



Environment Agency flood risk mapping





Environment Agency flood risk mapping



4.0 Existing Building & Heritage Assessment

- 4.1 The existing building is located within the Lee-on-the-Solent Conservation Area and is identified as a 'Victorian/Edwardian' structure. To the south is an 'Inter War' 2 storey structure, separated from the application site by a narrow void. To the north, the adjoining structure would presumably have originally been an identical three storey structure. Beyond this, also attached is a further Victorian/Edwardian building which addresses the busy junction with Manor Way and is considered a landmark building.
- 4.2 The ground floor of the application building is given over to a long-established estate agency together with High Street access to the upper levels via a door to the side of the front elevation. Whilst the primary external wall remain, little of the original internal fabric is evident at this level.
- 4.3 The first floor contains further offices used by the lettings department of the estate agency. A little more of the original internal walls remain but, again, much of the finer detail has been lost in converting from a residential to a commercial use.
- 4.4 A mansard front roof conceals a narrow strip of flat roof. Behind, a second floor contains a two-bedroom flat accessed via an internal staircase from the High Street.
- 4.5 The ground and first floors are arranged over a larger footprint with a two storey, pitched roof, red brick structure to the rear mirroring the adjoining property. A much later, flat roofed, triple garage block is located against the rear service road.
- 4.6 The application property appears to have originally been built in red brick as evidenced by the adjoining structure but has subsequently been rendered and painted. The roofs are of plain tiles with dormer windows to the front face of the top floor. No original windows or door remain with possible exception of 1 first floor rear timber sash.
- 4.7 The adjoining unit has been extended to the rear at ground floor level with a part width, pitched roof element.



Front elevation



Rear elevation

5.0 Planning Policy

- 5.1 Gosport Borough Local Plan 2011-2029 is the relevant local planning policy for this application.
- 5.2 The application site falls within the Lee-on-the-Solent High Street Conservation Area. Consequently, proposal need to demonstrate that no visual harm will be suffered to the setting of the Conservation Area as a result of the proposals (Policy LP12).
- 5.3 In addition, the site is part of a District Centre. Policy LP27 applies. A key consideration is to preserve the vitality and viability of these locations.

6.0 Brief

- 6.1 The brief called for a rationalisation of the office space to integrate both the sales and lettings parts of the business within a single, open plan, ground floor space. This was felt best facilitated by the removal of the poor-quality garage units and their replacement with a single storey structure akin to the neighbouring extension.
- 6.2 The vacated first floor will offer the ability to be converted back into a three bedroom dwelling as it would originally have been configured.

7.0 Proposals

7.1 Layout

The existing triple garage is a life expired, poor quality, unsightly structure covering 37m². It is proposed to be replaced with a slightly larger (50m²) single storey, pitched roof structure containing a large open plan office, a smaller meeting room and an enclosed cycle store. The first floor is essentially unaltered and is returned back into domestic accommodation. It is accessed via an existing internal staircase from a door onto the High Street and an existing, open, metal staircase to the rear.

7.2 Architectural Style

The forms of the rear extension closely match the precedent set by the adjoining neighbour. Red brick elevations are topped by a plain tiled pitched roof with rooflights to the south and east. A section of canopy gives protection to a shared bin store area at the rear. No other material external alterations are required.

7.3 Heritage Response

No changes to the public front elevation are proposed. The rear form pays due regard to the adjoining previous extensions but, whilst slightly wider, does not protrude as far back. No original windows are compromised on the existing rear elevation. The materials (red brick walls, plain tiled roof) are a direct response to the existing rear facades.

7.4 Scale and Bulk

The rear streetscape is particularly varied, and the proposals sit comfortably within the massing of these forms without creating undue bulk.

7.5 Amenity

No new windows are proposed which would create a loss of privacy, either to residents of the new first floor flat or to users of the adjacent buildings. An enclosed, lockable, cycle store is created at ground floor level for both the existing and proposed flats and a dedicated, covered bin store set aside for both along the side of the new extension. The existing nature of the upper residential accommodation together with the proximity of the sea front amenity and High Street reduces the need for dedicated external space.

7.6 Highways

No new highways connections are proposed. In lieu of the triple garage, three, full sized (2.5 x 5m) open parking spaces are to be created to the rear of the new extension. These have been set

slightly into the site from the edge of the service road in order to create a 6.1m manoeuvring space behind.

8.0 Sustainability

- 8.1 Fabric improvements to the windows, roof and walls at the rear of the property will enable an appreciable improvement in the overall thermal efficiency of the property. New elements will be of better performance than the existing they replace. It is proposed to offer a 44% improvement on 2006 Building Regulation thermal standards with the following element U-values: roof 0.13W/m²K, walls 0.20W/m²K, floors 0.20W/m²K.
- 8.2 New lighting will be by means of mains voltage, low energy, led units.

9.0 Accessibility

- 9.1 Accessibility is improved to the ground floor public and employment areas. Simply locating all of the facilities at ground floor level improves the usability of the building and assures no potential discrimination.
- 9.2 The upper level flats are less accessible but as the higher level unit is pre-existing and the first floor flat shares the same, existing, internal and external staircases, there is no scope of changing the primary means of access.
- 9.3 New light switches, power sockets and appliance controls to be located within the tolerances required by Part M