

51 HIGH STREET - ANDREW AND ANDREW

Combined Design and Access Statement // Heritage Statement

January 2024

INTRODUCTION

The following drawings accompany the application:

- 22073-100 Existing and 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.’

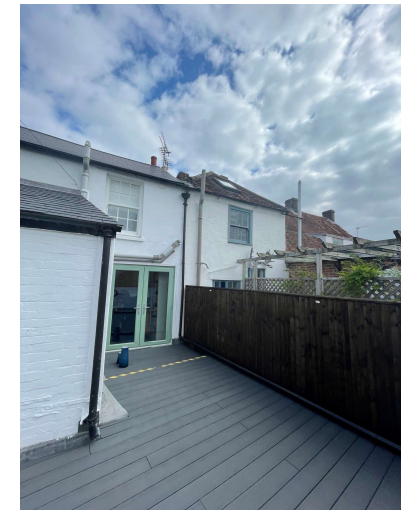
The surrounding buildings are a mixture of residential and commercial. They vary in their appearance, though of vernacular design. Materials consist of a combination of flint, painted render, brick and clay hanging tiles, with clay tiled and slate roofs.



Existing Building fronting High Street and Tower Street



View from Existing Terrace – Looking S.E



View from Existing Terrace – Looking N.E

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

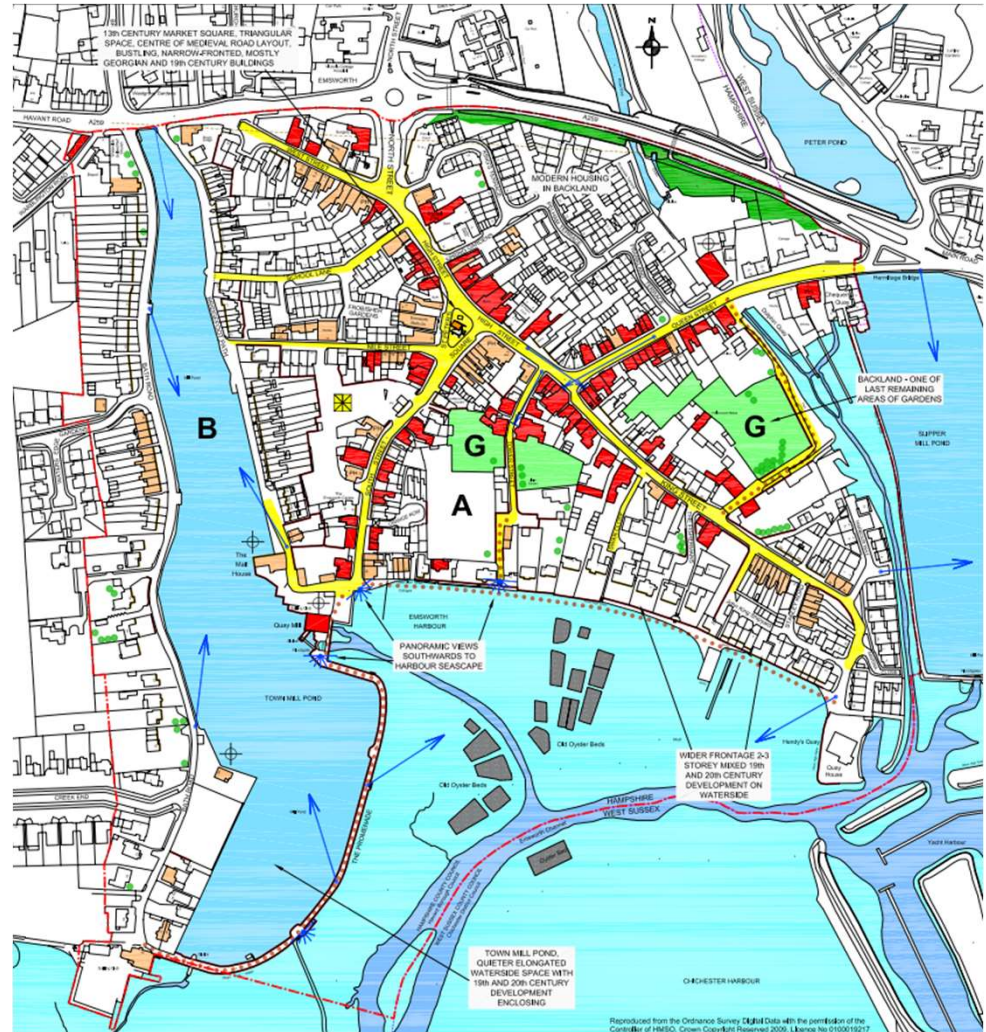
List Entry Description

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/

DESIGN

USE

Andrew and Andrew are a successful firm of solicitors that require a revised doors design to a previously approved application.

Ref. No: APP/23/OO4O4

AMOUNT AND SCALE

The door size and side window will be similar – please see existing and proposed on drawing 22131 – 100.

LAYOUT

The layout of the building will remain the same.

APPEARANCE

The door and window design has been revised to be more traditional and in keeping with the existing building.

LANDSCAPING

Existing landscape will not change.

ACCESS

The access to the rear office will be off Tower Street and remain as approved.

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.