

HERITAGE STATEMENT

4-5 Exchange Buildings

High Street

Petersfield

GU32 3JU

Character of the Heritage Site

The site is a terraced standard shop outlet with one floor above consisting of offices. The front of the premises is essentially south facing. The retail outlet has been used over recent years as a jewellers and is now vacant. There is no ground to the rear of the premises and it is completely enclosed with no access or overlooking.

Originally the premises was likely to have been two outlets, which have become one over the years. The property consists of a large ground floor shop with one office and a rear kitchen.

There is an extensive fully glazed shop window fronting the property. The glazing to the front of the building on the first floor consists of crittal style metal frames with small pain glazing. The walls are white painted render finish, under a slate pitched roof.

There are no significant architectural features to the property and the style of architecture in the street scene is varied in style and architectural merit.

Schedule of Works

The outline planning proposal consists of the change of use of the first floor offices, converting them into a first floor two bedroom flat and converting the roof void into an additional 1 bedroom flat.

The ground floor is to be retained as a retail shop outlet. Access to the first and new second floor would be via a new private entrance accessed from the high street

It is proposed to repair and recover the roof and remove the existing roof hips to simplify the roof and reduce maintenance weak spots. The roof would be recovered in slate to match existing. The proposed roof windows would be heritage roof windows in keeping with a conservation area. The existing front windows would remain unchanged, but would be thermally upgraded internally.

Statement of justification

The use of the building for office use is now redundant and they have remained empty for some time. The building is beginning to fall into disrepair due to its non-use. The property is in need of extensive renovation and upgrading and the change of use will create the opportunity to do this, making it financially viable.

The existing roof covering is at the end of its life and requires re-roofing to avoid destructive water ingress, which could potentially degrade the whole building, which would create unnecessary and potentially very extensive repairs and could, in time, affect neighbouring properties if left to continue to deteriorate.

There is no intention to significantly alter the external appearance of the property, with the minor exception of refurbishment of the roof and the addition of conservation roof windows, so the integrity of the conservation area and the street scene will not be altered or affected in any significant way.

The change of use will allow the building to be providing much needed starter home accommodation and allows the structure to be upgraded, eradicating any latent defects and improving energy efficiency, contributing to improving the environment, with no significant detriment to the heritage site itself.