Helyer Davies Architects Ltd

Design and Access Statement &

Heritage Statement A

Proposed External Staircase and Extended Terrace

25 South Street, Emsworth, Hampshire PO10 7EG

West Elevation

November 2020

Prepared by:

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Introduction

Helyer Davies have been appointed by the owners of 25 South Street (Woosters) to apply to extend the existing first-floor terrace and incorporate an external staircase to provide separate and external access to the existing roof terrace.

Woosters is a prominent building, both along South Street and within the town centre. It has laid empty for a long while now and the proposed changes, although only small, will enable the asset to be brought back to life.

This application is for Full Planning and Listed Building Consent in a Conservation Area.

The works consist of:

- Extension of first floor terrace

- Addition of an external staircase providing access to the existing terrace

- New roof over remaining single storey element

The following documents will accompany the Application:

- Application Form
- Combined Heritage Statement & Design and Access Statement
- CIL Additional Questions Form
- Drawing Series 20152

The OS extracts are to show site location plan and block plan only. Please note that no survey of adjoining properties has been undertaken to establish levels.

Recent Planning History

APP/13/00454 (& APP/13/00455) Change of use from class A1 to class A3 restaurant including; new glazed entrance door on front elevation, demolition of poor quality timber clad store at rear and construction of new kitchen and replacement store and new glazed screen to be installed into the existing rear brick gable wall. *Approved - Sept 2013*

APP/13/00686 Listed Building Consent for alterations to internal walls, new entrance door on front elevation, demolition of poor quality timber clad stores at back and construction of new kitchen and replacement store, new glazed screen to be inserted into the existing rear brick gable wall and modifications of first floor accommodation to form 2 No bedrooms, en-suite and toilet facilities for the restaurant. *Approved - Sept 2013*

APP/14/01165 (& APP/14/01201) Change of use from A1 to mixed use A3 and C1. External alterations including new chimney and flue terminal to rear. Demolition of rear store and replacement with single storey rear extension with first floor terrace with screen wall above. *Approved – March 2015*

APP/15/00762 Listed Building Consent to demolish rear store and replace with single storey rear extension with terrace over; external alterations. (Retrospective application addressing revisions to scheme previously approved under Listed Building Consent APP/14/01201). *Approved Sept 2015*

APP/15/01076 Variation of Condition No 3 of Planning Permission APP/14/01165 to amend opening hours to Monday, Tuesday, Wednesday, Thursday, Sunday 08:30-23:00 and Friday, Saturday to 08:30 - 00:00. *Approved Nov 2015*

APP/15/01249 - Installation of 7 No condenser units following approvals APP/14/01165, APP/14/01201 and APP/15/00762. *Approved Feb 2016*

Pre-Application Advice

Havant Borough Council were consulted for pre-application advice on 28th September 2020. The proposals discussed included the extension of the rear terrace to cover the whole of the rear single storey store and the incorporation of 3 panel bi-fold windows into the restaurant front to provide additional ventilation and air circulation as required.

Following a meeting on site with the Conservation Officer, written advice was received on 19/11/2020. Tthe advice received is summarised below.

Regarding the proposed bi-fold windows to the street facing elevation, it was considered that it would not be in keeping with how it would have been in a Victorian shopfront.

It was considered that the benefits (including the increase of air circulation within the restaurant) would not outweigh the need to preserve the character of the building as much as possible. As such, the bifold windows would not be supported from a heritage perspective.

In regard to the extension of the roof terrace, concern was raised that by extending the roof terrace out so far, the view of the terrace would detract from the feature rear historic barn conversion in the rear elevation, causing a degree of harm.

We have carefully considered the advice given and as such, have removed the incorporation of the bi-fold windows from the proposals as they were considered a significant historic feature, as well as being prominent in the street scene and Conservation Area. We have also responded to the comments made regarding the extension of the roof terrace. The revised design seeks to improve the condition of the existing single storey store, provide additional external space and external access that is much needed, as well as seeking to minimise any impact on the rear elevation of the Listed Building.

Site Description

25 South Street is a detached two storey Listed Building located midway along South Street in Emsworth.

The Listed Building is formed of two principal parts - the main frontage building, a two storey Georgian building with a Victorian shop front; and a rear attached 'barn'.

Access to the site is via the restaurant entrance on South Street, or via the public car park to the rear of the site.

Site Photos

List Entry

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 25 South Street

List Entry Number: 1092108

Location

25 South 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

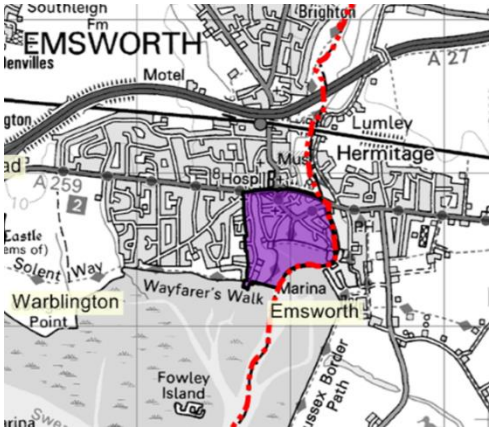
Details: SU 7405 HAVANT SOUTH STREET Emsworth (West Side) 11/27 No. 25 II

House and shop. C18 with early and late C19 front. Stucco front walls, brick elsewhere; slate roof at the front and tile to the rear. 2 storeys, 4 upper windows. Quoins, high plinth. Sashes. Shop-front of early C20, with cornice on brackets.

Listing NGR: SU7489405640

Site Context

The site is situated within the town centre, the Emsworth Conservation Area and the Chichester Harbour Area of Outstanding Natural Beauty, as such it is bound to certain regulations of uniformity.



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 South Street is included below:

‘South Street and Town Quay: From the market square the street narrows and leads southwards falling gently down to the quayside. Its buildings are mostly simple, small shops and houses (Q). The only noticeable gap in the streetscene is the municipal car park on the west side, which is fronted by the utilitarian, single storey block of the public toilets (N) (O). Adjacent is The Coal Exchange public house (Q) which has a ground frontage clad in traditional green ceramic tiles. Just beyond is a well proportioned house (now an off-license), which was the brewer’s house for the brewery which occupied the site of the car park until the 1930s. The narrow street scene continues with former fishermen’s cottages to the left and the modern housing infill of Orange Row, with more mixed uses including pubs and restaurants on the right side, culminating on the corner with a 17th century building, formerly The Anchor Inn. Arrival at the bottom of the street at the Quay, one is presented with a guided view of the harbour straight-ahead and to the left with a more open aspect to the east. It is only when the quay is reached that the relationship between the town and the water is apparent and if the tide allows, the remains of the former oyster beds along the foreshore (Q). A public footpath runs eastwards along the foreshore as the tide allows. However, it is from The Promenade which extends from the Quay that the principle views of the harbour are gained. The quayside here is dominated by the former tide mill (now the Slipper Sailing Club), a functional red brick building placed against the jetty, a local landmark which dates from about 1760 (Q). Just to the north is the old malt house, another functional, rectangular building in plain render, but effective in its in location, built partly on piles against the side of the Town Mill Pond.’

The surrounding buildings are a combination of dwellings and commercial units with residential accommodation at first floor. The buildings vary in their appearance, though of vernacular design. Materials consist of a combination of painted render, brick, with some cladding and clay hanging tiles. Roof finishes are either clay tile or slate.

Flood Risk

Environmental Agency Flood Risk Map- flood-map-for-planning.service.gov.uk/

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. The above map shows the extent of flood risk.

25 South Street sits within the Environmental Agency's Flood Zone 1.

Zone 1 (Low Probability)	*Land having a less than 1 in 1000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3).*

Flood Zone 1 is defined as having a 'low probability of flooding'. As a result, our application does not require flood risk assessment.

Design

Use

The use is to remain as existing (A3 restaurant).

Amount and Scale

The proposals will not increase the footprint or GIA of the building. The proposals are external and seek to increase the existing terrace area by 14m². The proposed alterations will have minimal impact on the scale or massing of the building.

Layout

The existing first floor rear terrace will be extended out over the existing single storey store to the rear of the site. It is proposed that the terrace will only be extended to cover part of the store, following concern at pre-app that extending it to cover the whole store (to the site boundary) would make it appear too prominent in the rear elevation.

The existing roof over the single storey store is currently finished with slate laid over painted bitumen and is pitched at 4°, for this reason it leaks. It is proposed that the roof is replaced. The new roof will be pitched at 22°, the eaves will sit at the same level as the existing roof. This alteration is necessary in order to prevent further leaking and internal damage.

It is noted that the single storey store is not historic, but a modern addition, the photo below is taken within the structure. It can be seen that it is built using modern timber and Ibstock brick. Therefore, the proposed alteration will not cause loss or damage to any historic fabric.

Photo of the internal structure of the existing store

Appearance

The materials chosen are of high quality and aim to reflect those on the existing building to remain in keeping with the character of the surrounding area.

The terrace will have a metal railing running along the inside of the planting to provide a necessary safety barrier. A low-level brick wall (to match the existing rear boundary wall) will run along the edge of the terrace. Planters will be concealed behind the low brick wall, planting will provide screening and additionally benefit the external aesthetic of the rear elevation. This seeks to soften the terrace's appearance and make it appear less prominent in the elevation, as well as providing a level of privacy for patrons using the terrace.

The proposed replacement roof will be slate.

Landscape

To remain as existing.

Access

The access to and from the site will not be altered.

Impact on Emsworth Conservation Area

The proposed alterations to the building are rear facing and so will have reduced impact as they will not be visible from the street scene, they will only be visible from the car park to the rear.

It is considered that the proposals will improve the external appearance of the building from the rear car park and therefore within the Conservation Area. In addition, the proposals will provide discreet policing and overlooking to the car park.

The proposals will also enable a restaurant that has laid empty for a considerable time to be brought back to life. The re-opening of the building as a commercial business will have a positive impact on both the town centre and the Conservation Area.

Therefore, the overall impact on the Emsworth Conservation Area is considered to be minimal.

The proposals have been designed in a way that the reduced terrace extension will not appear overly prominent in the rear elevation. Whilst the proposed external staircase will cause some impact to the view of the historic barn conversion from the surrounding area, the staircase has been designed so that it could be installed and removed in the future without causing any damage or loss to the Listed Building.

As the alterations will not result in the loss of historic fabric, it is considered that the asset would outweigh any perceived ‘loss’.