

Design & Access Statement

PROPOSED EXTENSION OF EXISTING STORE AND NEW STORAGE [SHED]

at

Driftwood Café, 44 High Street, Emsworth



April 2021

Prepared by:

Helyer Davies Architects Ltd

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715

1.0 INTRODUCTION

This planning application is for a proposed small extension and shed storage in the rear courtyard space of Driftwood Café in Emsworth.

The following documents will accompany the application:

21065_Design and Access Statement
21065_Heritage Statement

(Drawings)
20165_01 Drawings

The OS extracts are to show the site location and block plan only.

1.1 Site Planning History

Reference -	APP/ 20/00769
Application Received -	28 Aug 2020
Proposal -	Variation of Condition 2 of Planning permission APP/18/00721 relating to amendment of opening hours of approved enclosed seating area to allow customer or business use between the hours of 09:00 and 22:00 hours daily.
Decision -	Refuse perm/consent / refuse lawfulness
Decision Issued Date -	22 Oct 2020
Reference -	APP/18/00721
Application Received -	16 Jul 2018
Proposal -	Retention of enclosed seating area and outbuilding for office use.
Decision -	Grant perm/consent/certify lawfulness
Decision Issued Date -	18 Jun 2019
Reference -	APP/19/01082
Application Received -	1 Nov 2019
Proposal -	Erection of CCTV and wood pellet burner flue to the rear seating area 'pod' (Retrospective).
Decision -	Grant perm/consent/certify lawfulness
Decision Issued Date -	19 Feb 2020
Reference -	90/55604/000
Application Received -	24 Oct 1990
Proposal -	Change of use of ground floor from retail shop to cafe/coffee lounge and erection of covered way to rear.
Decision -	Refuse perm/consent/refuse lawfulness
Decision Issued Date -	22 Jan 1991
Appealed -	Decision unknown (assumed won due to café existing now)

2.0 SITE LOCATION

The site is located on High Street in Emsworth.



Figure 1: Aerial Map (from Google Maps)

2.1 Surrounding Context

The site is located on High Street in the small coastal town of Emsworth which sits within Chichester Harbour. The town is a popular destination for both tourists and locals alike. The site sits within the historic core of Emsworth and makes up Emsworth Conservation Area in which there are large number of listed dwellings, small shops and eateries. The town is well served by road, public transport and sits on the South Coast Cycle Route, just south of the A27.

3.0 DESIGN

The proposal is for a small single storey rear extension to the rear of Driftwood Café, and a timber shed for storage.

3.1 The Proposed

The proposals include the demolition of some small, dilapidated outdoor storage spaces in the rear courtyard of the café. These storage spaces are to be replaced with a small single storey rear extension.

The extension will be a continuation of the existing pitched roof element to the rear of the building and will make room for improved storage. As an extension of the existing structure, the proposal will include a tiled roof and timber cladding to finish the elevations. A door with an additional porch type pitched roof will provide easy access to the space.

The proposal also includes a timber shed to the side of the existing timber office structure, to provide additional storage for the café. It will be a small basic timber shed without foundations, with felt roof.

3.2 Use

The use of the spaces are both for café use (A3).

3.3 Amount

The existing storage spaces (to be demolished) have an assumed total gross floor area of 3.4m².

(Proposed Gross Floor Area)

Proposed Extension: 7.0 m²

Proposed Shed Storage: 9.2 m²

Difference: 12.8 m²

3.4 Scale

The scale of the proposals is modest and will be in keeping with the existing building at 44 High Street. The proposed extension will mean the pitched roof element will come out a further 2.25 meters and as a continuation of the existing structure, the ridge height of the proposed extension will be no higher than the existing.

3.5 Appearance

The proposal aims to improve the overall appearance of the courtyard at Driftwood Café and will be in keeping with the local surroundings.

Extension materials:

Walls:	Timber clad
Roof:	Tiled roof

Shed storage:

Walls:	Simple timber shed
Roof:	Felt roof

3.6 Landscaping

There are no proposals for changes to the landscaping.

4.0 ACCESS

4.1 Access to the Site

Access to the site remains as existing.

4.2 Parking Plan

Parking is to remain as existing.

5.0 PHOTOGRAPHS



Figure 2: Old upvc storage spaces at the back of the building [to be demolished]



Figure 3: Existing clay roof element [to be extended]



Figure 4: Existing timber shed [office] at the rear

6.0 CONCLUSION

This application is for the proposed rear extension and the addition of a timber shed to the rear of Driftwood Café, 44 High Street, Emsworth.

The extension and the additional timber storage shed will provide Driftwood Café with a storage spaces, which aim to improve the functionality of the courtyard to the café. The materials used will also improve the overall appearance and quality of the outside space.

The proposals will not increase any overlooking, they are not visible from the High Street or Queen Street, therefore the street scenes will remain unchanged.