

PLANNING & CONSERVATION STATEMENT

Treagust Butchers, Emsworth, PO10 7AQ



1. INTRODUCTION

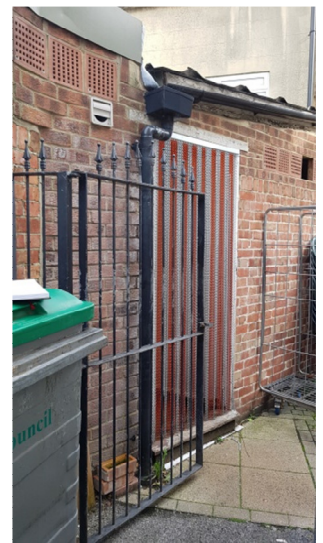
H. H. Treagust & Sons, now Treagust Butchers is a family run butchers that has been trading for over 90 years. It was founded by Harry Hurst Treagust in 1924 and is now owned by Benjamin (Great-great grandson). Benjamin, with the help, continues to maintain Treagust's reputation and its standing in Emsworth.

The property is situated in a Conservation area of Emsworth Town and is part of the central square of the high street.

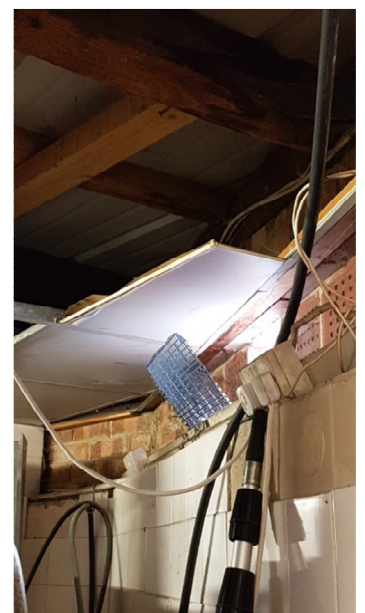
The property has extended at the rear to enclose an external courtyard where the pigs were slaughtered and this single storey extension contains the chillers and coolers for the storage of the meat and for the production of the sausages.



Side Elevation



Side Elevation Continued down the side access alley



(Internal photographs of the single storey extension



Existing photographs of the single storey extension with flat roof



Existing junctions with the main building



04/01/2020

Junctions with the neighbouring property (party wall) where there is water ingress internally

1.0 PROPOSALS

Reasons for the proposals are:

- To alleviate the water ingress internally at the junction with the party wall of the neighbouring property
- To re-order the internal room to allow for 'walk-in' chillers and coolers
- To repair and improve the external elevation that faces onto the neighbouring café.

The proposals are:

- To remove the existing flat roof and replace it with a flat roof with standing seam in lead or lead look alike and parapet wall.
- To relocate the external door.
- To remove the existing chiller
- To relocated the air handling units to the new chiller and cooler.

Demolition

Removal of existing flat roof

Removal of the existing chiller - which is considered to contain asbestos.

- ❖ The asbestos will be removed and disposed of by a professional sub-contractor.

The removal of the existing floor finish (quarry tiles)

Alterations

- To increase the height of the external wall to form a parapet
- To block up the existing door opening and to form a new opening

New construction

To build a new insulated flat roof out of timber/steel in accordance with the structural engineers design.

To be finished with kalzip standing seam or equivalent.

2.0 DESIGN CONSIDERATIONS

The new roof

The flat roof design is so that the water falls away from the party wall and towards the existing gully outlet. The new roof is to be flat to allow for supporting of the replacement of the existing air handling units for the 2 new walk in chillers/coolers. Also the flat roof will have a minimum visual impact on the elevation.

The external wall

The new parapet wall is to be finished with a 'lead' coping detail.

The existing rainwater outlet will be replaced with a hopper and new downpipes to the existing outlet gully.

The wall is to be rendered to match the main building in finish and colour.

The internal works

The existing floor will be replaced with a screed laid to falls to the existing floor gulley.

The ceiling will be higher than the existing which will allow for the use of modern sausage making machines.

The new walk in chiller and cooler will be designed to hold shelving and hanging space for the meat and to which the final design will be carried out by a specialist sub-contractor.

The new sink area will allow for cleaning of equipment and washing.

The existing wash hand basin will be retained.

3.0 Conservation area considerations

The shop is in the conservation area of Emsworth town and the front façade is part of the town's street scape.

We believe that the proposed works to the rear of the property will enhance the building but will also not affect the main 3 storey historic shop and accommodation above which face the town square.

We understand that the single storey rear extension runs along the external courtyard to the café but believe that the works will enhance that elevation.