



Design & Access Statement

Enclosed Seating Area and Timber Structure for Office Use

at

Driftwood Café, 44 High Street, Emsworth

July 2018

Prepared by:

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1.0 INTRODUCTION

This is a retrospective planning application for an enclosed seating area and timber structure to be used as an office in the rear garden space of Driftwood Café in Emsworth.

This application is in response to the letter received from Mr G Morton at Havant Borough Council dated 11th July 2018.

1.1 Planning History

90/55604/000

Alternative Reference - 90/55604

Application Received - Wed 24 Oct 1990

Application Validated - Wed 24 Oct 1990

Address - The Café, 44 High Street, Emsworth, Hampshire, PO10 7AW

Proposal - Change of use of ground floor from retail shop to cafe/coffee lounge and erection of covered way to rear

Status - Decided

Decision - Refuse perm/consent/refuse lawfulness

Decision Issued Date - Tue 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.

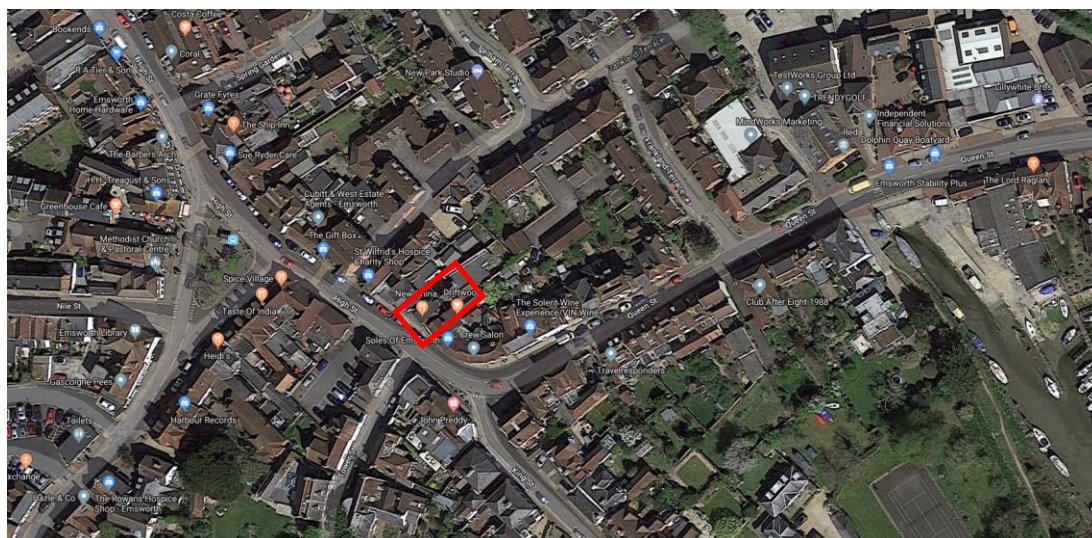


Figure 1: Aerial Map (from Google Maps)

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.

3.0 DESIGN

3.1 The Proposed

The proposed structure is for an enclosed seating area to the rear of Driftwood Café, 44 High Street in Emsworth. The proposed structure is a simple, single storey structure with one side of it being entirely glazed with sliding doors. The remaining walls are clad in timber. It is of steel construction and has a flat roof. The roof is constructed of a louvre system that can be sealed during adverse weather. This replaced two beach huts which were long established and used on the site, but had reached the end of their life.

The timber structure to the side of the enclosed seating area is a small basic shed without foundations. It has a felt roof and glazing panels within the door. It is used as an office space for the café.

3.2 Use

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

3.3 Amount

The old beach huts have an assumed total gross floor area of 12.5m².

(Proposed Gross Floor Area)

Proposed Office: 6.5 m²

Proposed Enclosure: 24.8 m²

Total: 31.3 m²

Total Increase: 18.8 m²

3.4 Scale

The ridge height of the office and the enclosed seating area is 2.5 metres.

3.5 Appearance

Roof: Flat roof with louvres

Walls: Timber clad with aluminium on structural frame

Doors: Glazed sliding doors

3.6 Landscaping

There are no proposals for landscaping.

4.0 ACCESS

4.1 Access to the Site

Access to the site remains unchanged.

4.2 Parking Plan

Parking is to remain unchanged.

5.0 SUPPORTING DOCUMENTS

5.1 Photographs



Figure 2: Old beach huts at the back of the garden which were demolished (in blue)



Figure 3: New enclosed seating area



Figure 4: New timber shed at the rear

6.0 CONCLUSION

This application is a retrospective application for the enclosed seating area and timber structure to the rear of Driftwood Café, 44 High Street, Emsworth.