

1.0 The Property

The property is located on North Street, leading away from the village centre occupying a corner site with Sultan Road, a predominately residential street. Diagonally opposite the site is the entrance to Emsworth Railway Station. The property is a privately run public house with additional Bed & Breakfast rooms provided to the ground and first floor areas. The original building has been operating as a pub since 1891 and is located in an original and established part of Emsworth. A small Bedsit Flat also exists to the rear of the site for use by the owner, also acting as Pub Manager.

2.0 The Proposal

To be able to sustain the pub in its present form the owner needs to re evaluate how the site is used and maximise space and income. The pub has a good number of local regular customers and the Bed & Breakfast element also is very popular with visitors and business users attending local events.

The application relates to raising the height of the existing ridge line on the roof by 650mm (maintaining the roof slopes on the front / side elevations) to enable the formation of a self contained flat to the roofspace area on the main two storey element of the building. This will be located immediately over the first floor Bed & Breakfast accommodation. A new central flat roof area would be formed with new dormers, roof windows and skylights all as indicated on the drawings. An internal open courtyard area would be created to the flat for external amenity space, none of which would be visible from the street or nearby properties.

Minor alterations are also included to the ground and first floors of the existing building to create the access to the new flat and possible future alternative entrance arrangements off Sultan Road.

3.0 Materials & Finishes

All external finishes to the existing building would be to match those already provided as necessary – roof tiling, brickwork, tile hanging etc.

All external finishes would be subject to agreement with the Planning Department.

4.0 Local Observations

The site is in an established area and generally of residential use and a few small industrial / commercial sites, with many buildings dating back to C1900.

It is noted that three new terrace houses were recently constructed immediately adjacent to the site, with frontages on Sultan Road, replacing an original building of industrial use. On street parking is generally available and it is noted that most original properties in Sultan Road do not have any off - street parking provided. The application for the new flat does not provide any new car parking to the site.

It should however be noted the close proximity of the site to the railway station, provision of cycle storage within the existing development and the ability to walk into Emsworth Village centre for all local shops and amenities, with access to local bus routes exists. Full details of any required cycle

and refuse bin storage would be subject to discussions with the Planning authority, however it is considered that existing arrangements would be used.

5.0 Local Planning Policies

The Havant BC Design Guide – Supplementary Planning Document (December 2011) has been considered in the preparation and submission of this application and the following points noted. It is felt the overall design will fit in with the existing features and surroundings. It is acknowledged that some aspects of the design may need adjustment and further discussions with the Planning Department to achieve a final design that could be acceptable and the Applicant is willing to engage in any necessary discussions regarding these matters during the course of the application process.

The local Emsworth Area (Appendix 1 – Part 4) existing Townscape and Character assessments for the North Street (Area 2) have been reviewed and included as may be applicable in the new design.

The Havant BC Residential Parking and cycle provisions have been considered and included as possible. This is also referred to in Section 4.0 of this Document. Due to the restrictions of the site and the location being within easy distance of all amenities this is considered as not required.

The Site does not fall within any Flood Risk Zone and therefore no further action is proposed in this matter.

6.0 Conclusion

This Design and Access Statement are to be read in conjunction with the submitted Planning Application and Drawing Nos. 06/16 (01, 02 & 03).

Following a previous unsuccessful Planning Application which included 4No. additional town houses to the rear of the site, subsequent discussions have taken place with the Planning Officer involved and it was indicated that this proposal should be submitted as a separate application.

Mark Singleton

(on behalf of the applicant, Mr D. Lucas).

MCS/06/16 (A).

22 December 2016.