

- 2 AUG 2016

Design & Access Statement for Planning Application**At The Railway Inn, 95 North Street, Emsworth. PO10 7PQ.**

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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 it's 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. However, the rear function room and ancillary ground floor areas are no longer used. To maximise use of the site and to provide finance to sustain the continued opening of the pub and retain it as part of the local community the owner wishes to re-develop the rear area of the site to provide new residential accommodation. The application as submitted provides for 4No. three storey town houses to be provided to the rear of the site.

In addition to this it is proposed to form a self contained flat to the existing roof space area of the main two storey building above the pub and bed & breakfast accommodation. This would involve raising the height of the existing roof by 650mm and forming a central flat roof area, with new dormers, skylights and roof windows incorporated all as indicated on the drawings.

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.

The proposed new houses are currently indicated to be finished in facing brickwork to walls and interlocking concrete tiles to the roofs however these are all subject to agreement with the Planning Department, and if required other materials – render, cladding etc can be considered if necessary.

4.0 Local Observations

The area is an established 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 houses does provide for off street parking - one space per unit, located to the ground floor undercroft area. It is acknowledged that to permit this arrangement some public car parking would be lost to the road immediately in front of the proposed

houses, to allow this access. However this is restricted to losing three cars parked parallel to the footpath – therefore the net gain would be one parking space.

It should also be noted the close proximity of the site to the railway station, provision of cycle storage in the new development and the ability to walk into Emsworth Village centre for all local shops and amenities, and access to local bus routes.

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 height of the new buildings will be different to form a natural step down from the existing corner building through the new houses to the existing housing in Sultan Road. The corner building (public house) retaining its dominance to the street scene.

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 rail and bus routes, plus availability to cycle and walk it is felt some allowance on car parking should be considered acceptable within the application.

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

Internal layouts to the proposed new houses are currently indicative and subject to further review and if necessary discussions with the Planning Department.

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)

Mark Singleton

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

MCS/06/16

29TH July 2016.