

Design & Access

And

Statement

For

**36-38 North Street
Emsworth
Havant
Hampshire**

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Description

North Street is a major road locally characterized by both commercial and residential properties.

The character within the immediate vicinity of the application premises is commercial ranging in age and style.

The current building is vacant, having been used as a restaurant with use at ground, first and second floor. The existing building has for some time been in poor condition internally and externally with a number of serious structural problems.

Design Proposal

The proposal seeks the complete demolition of the existing building and redevelopment to form a new restaurant of 240 square metres situated over 2 floor for operation and the roof area for storage.

The form of development has been driven by the character of the area with a traditional appearance through this point of the commercial parade.

With the use of materials sympathetic to the character of the area from a quality stock brick, contrasting cills, heads and brick coins with timber windows to a sash style and a plain tile roof.

The building has been slightly set back from the tight pavement at this point to prevent a hazard with customers entering and leaving the restaurant and pavement users, this set back helps to promote a sense of separation from the adjacent properties.

The overhaul scale and massing of the development reflects the previously approved extension to the existing property approved under APP/15/00032 with the benefit of a larger refuse storage area to the rear.

Landscaping

The rear garden area will be landscaped with a decorative paving slab with supporting raised beds subject to final design with the Landscape Architect.

Access

Level access will be provided to all ground floor areas including an accessible toilet.

Scale

The overhaul scale of the building reflects the previously approved scheme and the character of the built environment.

Waste Management

It is the intention of the applicant to instruct a licensed contractor to manage the movement and recycling of waste material from site generated during the construction works.

Conclusion

The proposed building reinforces the character of the area whilst maintaining the commercial use.

The scale and massing of the proposal sits comfortably within the surroundings retaining the established boundaries.

We feel that the proposal represents a high quality development and respectfully request that the proposal is approved.

Photographs

Views of front elevation

