

## DESIGN AND ACCESS STATEMENT

HAVANT BOROUGH  
COUNCIL

- 8 JAN 2015

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Re: **PROPOSED Single & Two-Storey Rear Extension and Full Refurbishment**

At: **36-38 North Street, Emsworth, Hants, PO10 7DG**

### 1. **Introduction**

1.1 This Design and Access Statement (DAS) accompanies an application for extensions & refurbishment of the restaurant at 36-38 North Street, Emsworth. The DAS has been written to meet the requirements of Article 4C of the Town and County Planning (General Development Procedure) as amended

2. **Context:** The premises has been vacant for more than a year and is falling into disrepair and the scheme is to fully refurbish/modernise and extend the property. The design principles and concepts of the extensions are to harmonise with the adjacent properties. The rear extension will be in line with the properties either side. The two storey extension's roof line is no higher than the main roof, with a barn end finish to reduce the volume and add character. The property to the left is currently an Italian restaurant with the right side being a residential property

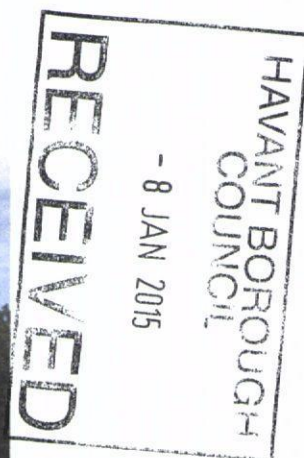
3. **Amount:** The proposals basically allow for replacing the ground floor of a similar size; providing a new kitchen, stores and facilities. On the first floor the front restaurant area is retained with additional restaurant area added above the ground floor kitchen, this extra space is required to make the restaurant a viable business. Additional storage space is provided in the roof void. The open space between the restaurant and No 40/42 will be improved.

4. **Layout:** Internally the layout is traditional with the restaurant/bar area to the front with the kitchen area, stores and facilities behind. A viewing window for customers is to be provided between the restaurant and kitchen. On the first floor the restaurant will be in two areas, with the rear part being able to be screened off for private functions. Staff facilities and storage areas will be located on the third floor. The proposals will have no impact on the amenities of the neighbouring properties

5. **Scale:** The proposed footprint will be similar in size as the existing by removing the side section and re-locating this to the rear; also the rear 1.9m section and left side 1m will be only single storey in height. In addition the right side of the extension has been stepped in at two points to lessen the impact and maintain a clear walkway. The left side pathway has been retained. The extension will not be seen for the front street.

6. **Landscaping:** The impact of the proposals will be minimal and it is intended to pave and plant the rear garden for occasional use. A 1.2m wide walkway/escape route has been provided to the right hand side of the building.
7. **Appearance:** The original part of the building will be retained in a similar appearance with rendered and painted lower sections and with light coloured cladding boards to the first floor level. The rear extension will be finished in red facing bricks to match the neighbouring properties. Small red plain roof tiles will be used to match the existing. There are varying types and style of building on this side of the street.
8. **Access:** The main entrance to the restaurant will be located conventionally at the front elevation with a single door; with additional entrance/exit doors either side. The first floor rear folding doors are required to provide sufficient natural light to the restaurant area and to provide a fire escape route from the first floor. Disabled WC facilities are to be provided to the ground floor. A large car park is located nearby with additional parking close by. The restaurant is on a main bus route and Emsworth railway station is only a short walk away.
9. **Consultation:**
- 9.1 The neighbours at numbers 34 and 40/42 will be consulted and made aware of the proposals but are pleased to see the building being brought back into use.
- 9.2 The rear view looks out onto storage buildings and the church yard, therefore will have no effect on the neighbours.
- 9.3 The proposed extension will meet requirements of part M of the building regulations.
- 9.4 The design has taken into account the Local Authority Guidelines.

36 - 38 North Street Emsworth



Existing Front Elevation



Existing Rear Elevation