

Design, & Access, Statement

Alterations and Additions For Restaurant Conversion.

25 South Street,
Emsworth,
Hampshire,
PO10 7EG.

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1.0 **Generally**

1.1 This document is in pursuance of a planning application to Havant Borough Council. The works are to convert the existing Grade II listed shop and store buildings into a Restaurant, with two first floor letting rooms. The proposals include internal alterations, new external openings and part restoration of existing historic features.

1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Martin Critchley, Chartered Architect.

1.3 Reference should be made to the planning submission drawings for details of the proposals, ref:-

1456 -	101	Survey Plans & Elevations
	201	Location Plan
	202	Block Plan
	301	Proposal Plans & Elevations
	602	Barn Screen details
	603	Window details - typical

2.0 **Physical Context**

2.1 Emsworth has evolved from a fishing village. 3 miles to the west is the town of Havant and 8 miles to the east is the city of Chichester. Following the introduction of the railway in the

1850's there has been a steady expansion of Victorian and Edwardian housing, with much infilling in the 1960's and 70's.

2.2 South Street runs north south between the square and the harbour quays. It is an attractive street with many small traditional cottages and former warehouse buildings.

2.3 The site is within the Emsworth Conservation Area.

2.4 South Street is a single carriageway with footpaths both sides, a 30 mph speed limit, and limited on-street parking. There is good street lighting.

3.0 **Social / Economic Context**

3.1 The site is considered sustainable in planning terms with all of the following within 2 minutes walking distance:-

- * Local shops
- * Bus Services
- * Public Houses / Restaurants
- * Churches
- * Public Open Spaces

3.2 There are several existing restaurants in South Street. There are also a number of public houses, most of which provide food, both at lunch time, and in the evenings.

3.3 The Crown Hotel in the Square (a former coaching Inn) provides all the facilities expected of an hotel in an urban location.

3.4 Emsworth is a popular tourist destination, based on the local sailing and coastal attractions.

4.0 **Involvement of local interests**

4.1 The current application is substantially similar to a recent planning and listed building approvals APP/13/00454 and APP/13/00686.

4.2 Recent consultations with the Havant BC. Conservation Officer have been undertaken under reference :- Accolaid/14/00212/CMP

5.0 **Amount**

5.1 The area of the site is 225 M2

5.2 Overall, the size and extent of the existing building is not being altered, save for infilling a small internal lightwell at ground floor level, of approximately 2.0 M2.

5.3 The area of the previous shop (Off Licence) was 65.0 M2, with 215 M2 of associated storage.

5.4 The area of the new restaurant, including staff and catering facilities is 230.0 M2.

5.5 The two first floor letting rooms and associated facilities are 50.0 M2

6.0 **Layout**

6.1 See plan 1456-301.

6.2 There is pedestrian access from two existing entrances on South Street. The centre door is proposed to be sealed shut, with the northernmost door to be used for patrons.

6.3 There is a pedestrian access from the public car park at the rear (west).

6.4 There is a right of way over the existing alley to the south (shared with 'The Bluebell' public house). This will be used for catering and draymen deliveries.

6.5 No vehicle parking is provided on site. There is none currently. The availability of short term street parking, and the large 'pay and display' car park at the rear are considered adequate. At peak restaurant times in the evening, the public car park is under-used and free after 6.00pm.

7.0 **Evaluation**

7.1 The site is appropriate for a restaurant in that it will retain a commercial use at ground floor level, and add vitality to the town community.

7.2 Restaurant use – Class A3 – is entirely consistent with town centre and tourism policies.

7.3 The two letting rooms – Class C1 – are complimentary to the restaurant use, and are also consistent with tourism policies. They will also contribute to 'out of hours' activity in the town.

7.4 Restaurant use in the buildings will provide a 'show case' for the historical and heritage aspects of the fabric, and is regarded as an attraction for patrons, and a marketing advantage for the management.

7.5 Historical and Heritage elements of the buildings will be better displayed, and appreciated by a wider public, than was the case previously.

7.6 The restaurant use is appropriate for the buildings and assures their retention and usefulness for the foreseeable future.

8.0 **Design Principles**

- 8.1 To conserve and enhance the existing historical features of the buildings.
- 8.2 To provide a sustainable environment for the proposed uses.
- 8.3 To provide a safe and attractive environment for patrons and staff.
- 8.4 To enhance the town community of Emsworth.

9.0 **Scale**

- 9.1 The size, scale and mass of the existing buildings remain unchanged.

10.0 **Landscaping**

- 10.1 There is no permanent landscaping on the site, and no potential for new planting.
- 10.2 Tub planted shrubs are proposed as an enhancement for the street frontage and the small rear courtyard.

11.0 **Appearance**

- 11.1 Broadly, the external appearance of the buildings will remain unchanged. There are no changes to roof profiles.
- 11.2 The only change to the street frontage is to replace the existing north door (a french door and sidelight) with an historic pattern part glazed, part fielded panel design.

- 11.3 A timber framed and clapboard store building at the rear is to be replaced with a brick building on the same footprint, to be the new kitchen.
- 11.4 The barn at the rear will have the existing asbestos profiled sheet covering replaced with 'heritage' plain clay tiles (including 'conservation' pattern rooflights), and a section of the west facing gable replaced with a full height glazed screen. These features will together enhance the barn, display the original truss roof, and form a superb dining hall.
- 11.5 The kitchen extract duct will be concealed almost completely from external view by routing through the internal light well, and terminating on the back roof slope between the return roofs of the barn and the south 'wing'.
- 11.6 Materials for repair and extension of the buildings will be to match existing materials, and to suit historical precedence. Full details – see submission document 'Schedule of Repair'.

12.0 Access

- 12.1 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995.
- 12.2 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.
- 12.3 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations 2006.
- 12.4 It is the applicant's intention that with regard to personnel access, inclusivity is achieved wherever reasonably possible.
- 12.5 Pedestrian access to the restaurant is from the street frontage door, and from the rear courtyard, via the public car park.

12.6 The site is located within an established residential and commercial area, and as such local facilities and transport connections are considered to be fully available and accessible.

12.7 Emergency access is available from South Street, and from the public car park.

12.8 Refuse storage arrangements are on the ground floor, at the rear of the site (as 6.4 above) as per existing arrangements. The refuse tubs are within 25 metres of the public highway.

12.0 **Flood Risk**

12.1 The site is not within an area subject to flooding, as indicated by the published Environment Agency Flood Risk Maps. The limit of expected tidal flooding is south of the site.

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