

DESIGN & ACCESS STATEMENT

Property: 6 Queen Street, Emsworth, Hampshire

English Heritage Grade II Listed

List Entry number: 1155262 date of listed: 6th Feb 1984

SU 7505 HAVANT QUEEN STREET

Emsworth (North Side)

House above shops. Mid C19. Brick walls, slate roof. 2 storeys, 3 windows. Sashes. Shop-front with cornice, frieze, and pilasters, with coupled central doors, which are ½-glazed with narrow side panes.



Figure 1: Queen Street c1910

Design intentions

The proposals for the shop are to fit it out for the making and sales of high quality homemade savoury pies and the consumption of pie and mash. The proposed design/works for the interior of the shop will be completely reversible and fixings to the historic fabric will be kept to the minimum but we hope to carry out the following:

A counter immediately by the door for the sales of produce and then if it is to be consumed on the premises then there will be seating areas to the rear of the front room (shop), the kitchen and the front room on the first floor.

The process

We intend to lease the property (on acceptance of the Change of use) with a five year lease period and the owner of the shop has been liaising with the neighbours either side of the property discussing our intentions.

The economics of this town show that Emsworth have a good reputation for their restaurants and the sale of good quality food. We have carried out research and believe it can sustain a further shop that sells food with a small restaurant.

The research we carried out was to surveying (at the Hampshire Farmers Markets) our present clients, with our intention to open a shop and it was clear that they would be pleased to visit Emsworth to buy our produce.

We have a reputation within Hampshire for producing good quality homemade savoury pies that have over 30% of local ingredients. We work together with local farmers to use seasonal vegetables and meat and wish this to be continued within our produce within our shop.

Use

We propose for the change of use to be from an A1 (Florist) to A3 (shop/café/restaurant) and the size of the building dictates that the sales area and eating areas will be small.

Amount

There will be approximately 10 to 15 covers which we understand is small but we believe perfect for the position/location and size of building.

Layout

All the spaces within the building will have a purpose and open to the public.

The outbuilding will be converted into a kitchen but pies will also be made at the rear of the shop.

There will be one room that will be for staff only.

Scale

The scale is dictated by the building.

Landscaping

There will be a small area outside the front of the shop that will be no more than 500mm wide along the pavement where possible advertising will be positioned. This will be within the curtilage of the building and the appropriate permissions will be sought as necessary.

Appearance

The building is Listed and the interior will be decorated in a period in keeping with its surroundings.

There will be sign writing on the shop window advertising our name and produce.

Access

Unfortunately the shop has a stepped entrance. We will be providing the shop with a mobile ramp that will be stored within the shop when not in use. The counter to the front of the shop will be staffed so that if a person needing help in the change of floor level will install the ramp to allow access. If that person wishes to consume the food within the shop then the same mobile ramp can be used within the shop to enable the person to access the rear kitchen (eating area). Unfortunately there will be no access to the first floor level unless they are able to walk up the stairs. Also the door widths are less than 900mm and we do not intend to alter/widen them (with listed building application)