

Design and Access Statement

The Oyster House (Fish restaurant and bar)

Conversion of 25 South Street, Emsworth



Revision 04

1. Introduction

Martin Ralph Group have been instructed to produce a proposals to convert the property at 25 South Street, Emsworth into a restaurant.

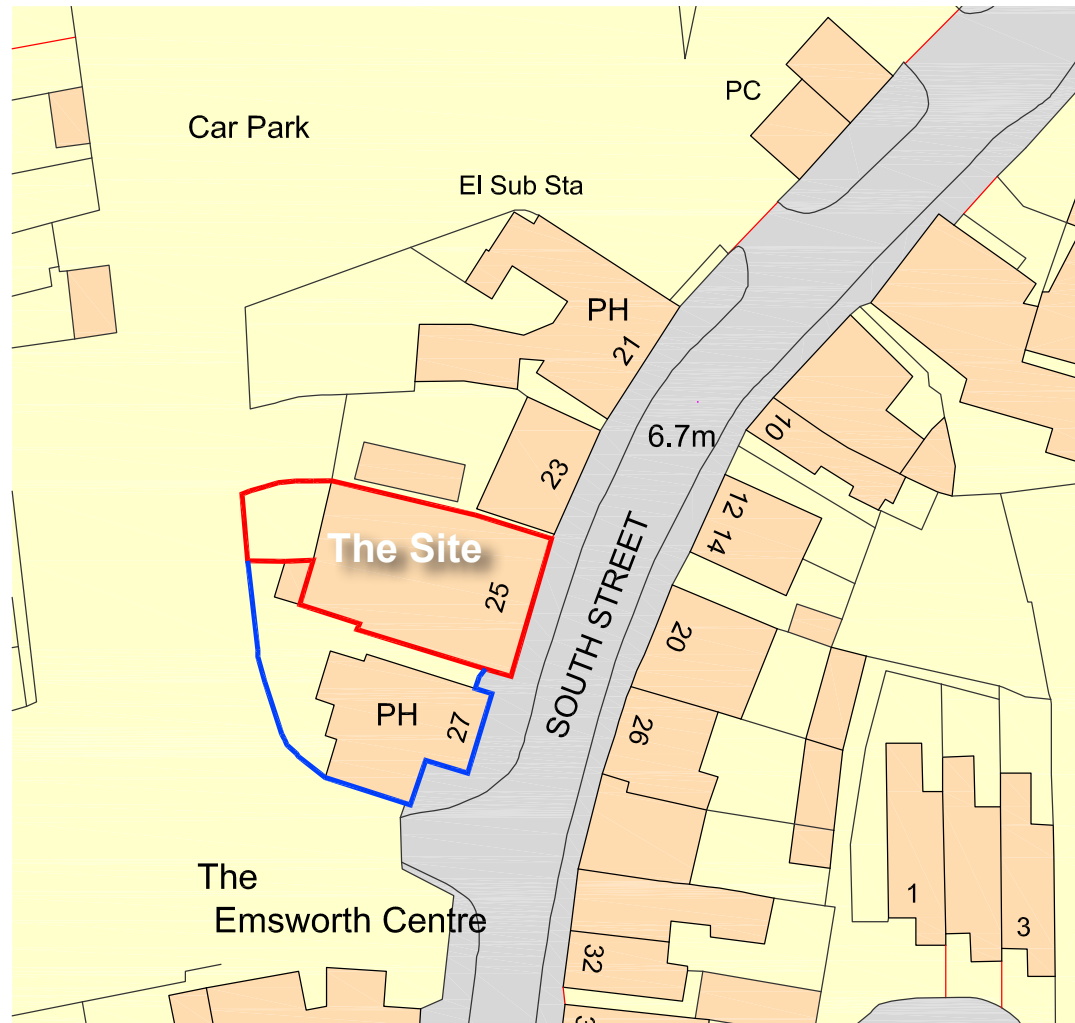
The freehold for the property, 25 South Street and the Blue Bell Public House next door is owned by the same person. The new proposed Restaurant will be run by a client body which includes the leaseholder of the Blue Bell.

2. Location

The property is situated in the coastal town of Emsworth which sits astride the A259 between the A27 to the north and Chichester Harbour to the south.

The main retail and commercial heart of the town is centred just north of the site. South Street leads down to the harbour and the immediate area is populated with catering and drinking establishments as well as other shops.

No new parking is being proposed. The proposed Fish restaurant is adjacent to the existing Council car park and considering that most use will be at night time, we believe that there is ample provision for parking.



Location Plan

Pro Map showing the boundary of the property being developed. in Red with the additional area owned by the same freeholding in Blue.



3. Description

Formerly occupied as an Oddbins off licence, the property is a Grade II listed building and comprises a retail shop to the front with associated office and stores behind. A large storage barn at the rear has direct access from the public car park and there is currently accommodation (3 bedrooms) on the upper floors.

4. Current Accommodation

Main Shop	334 sqf	31 sqm
Store / Shop	179 sqf	17 sqm
Office / Stores	506 sqf	47 sqm
Rear Barn	547 sqf	51 sqm

First floor rooms	957 sqf	89 sqm
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Second floor space	270 sqf	25 sqm.
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In addition there is a small cellar accessed via a trap door, which will continue to be used for storage of beverage.

Total area in the building is approximately is approximately 260sqm. For the purposes of the Listed Building Application form we have estimated that the cubic area is 580 m3. Of that approximately 70 m3 will be affected in some way by changes or demolition of existing.

Existing Property.

Distinctive look of the red awning when occupied by Oddbins.

5. Site Photographs



Site Photos - South Street

Views of the premises looking up and down South Street. The Blue Bell Pub is located next door, but the two properties are owned by the same freehold owner.

Access to the public parking which abuts the property can be seen next to the Coal Exchange PH.



Site Photos - Rear views

Views from the public car park. The sub standard lean to stores will be removed and the brick boundary wall will be repaired to match the wall belonging to the Blue Bell PH.

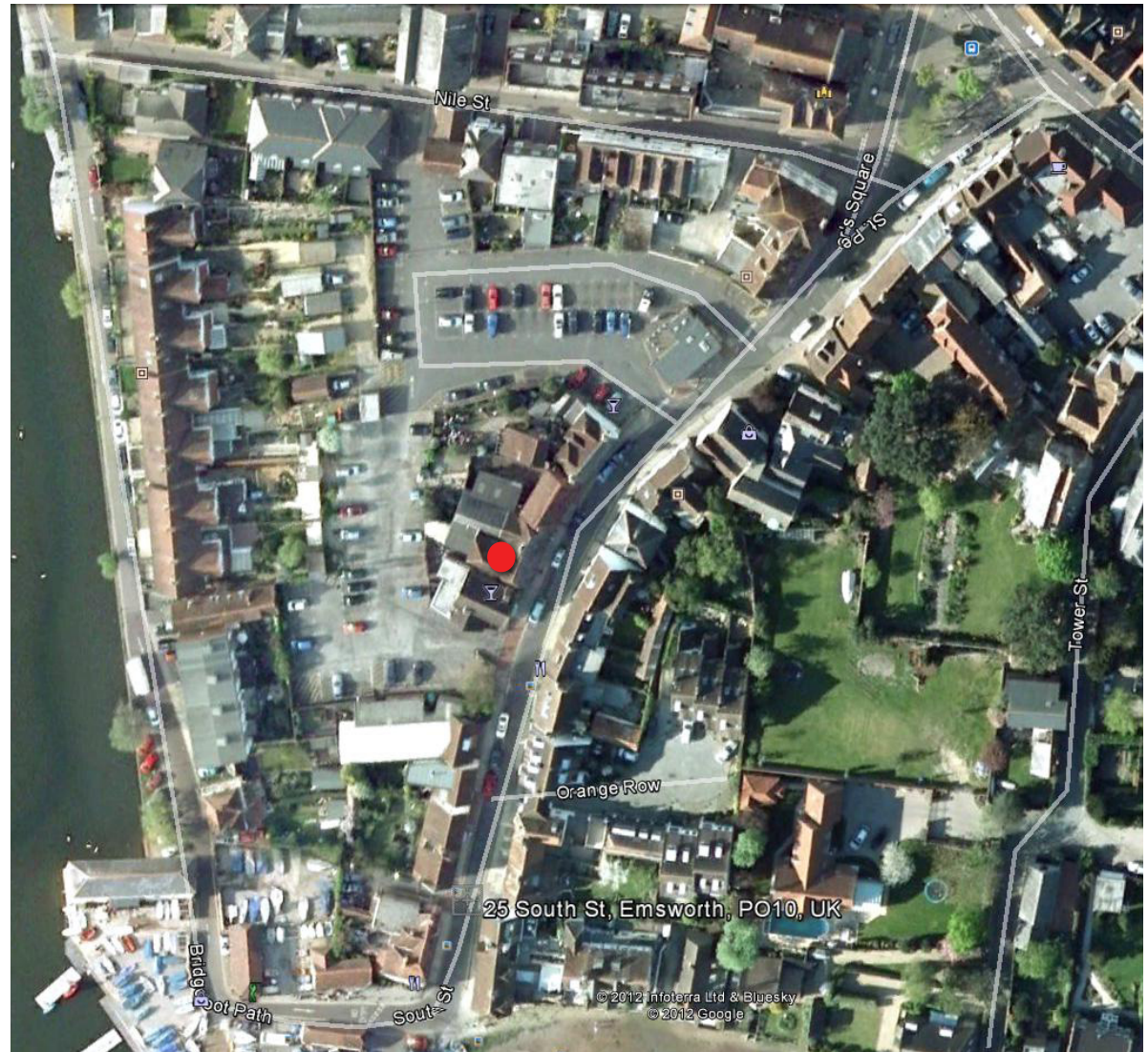
Council recycling bins are currently located along this boundary edge. The client will be exploring with the Council to relocate to a more appropriate location within the car park.

6. Planning Issues

We submitted a Pre Application back in December 2012 (Ref no. GEN 12/01125). The principle of a change of use from its previous shop to a restaurant was supported and the normal marketing evidence will not be needed.

It was felt that this proposed use would comply with Saved Policy TC1 (Hierarchy of Town Centres) of the Local Plan.

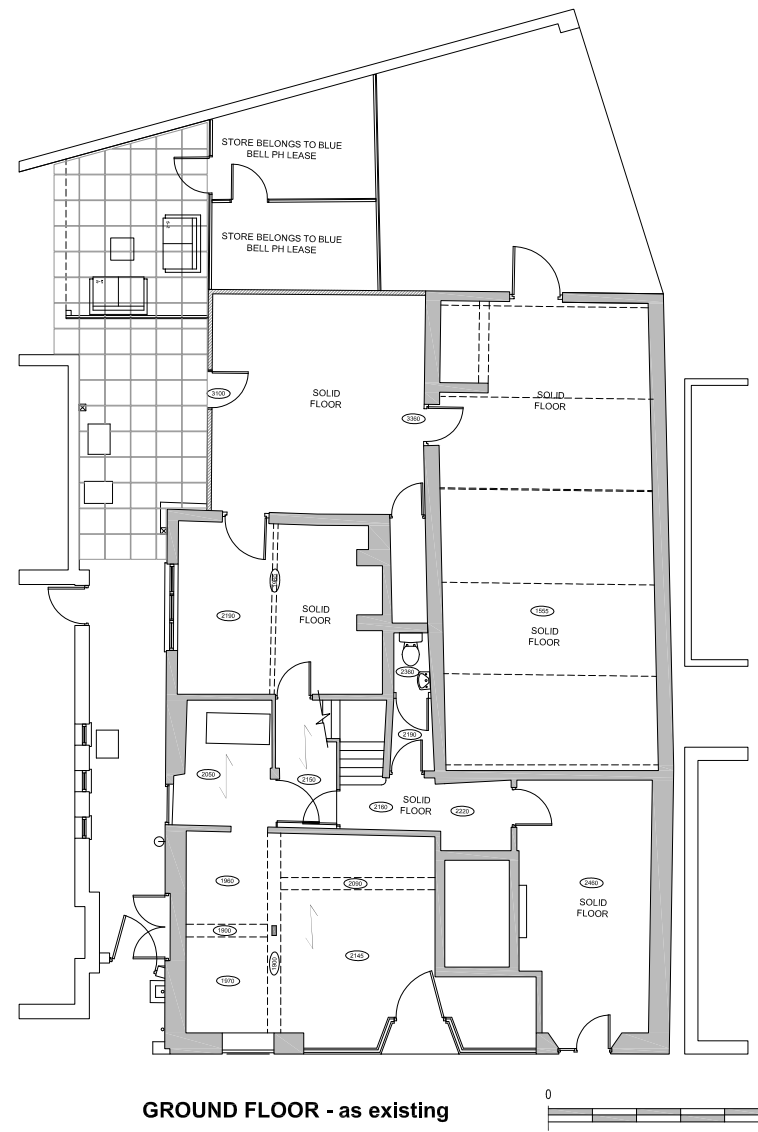
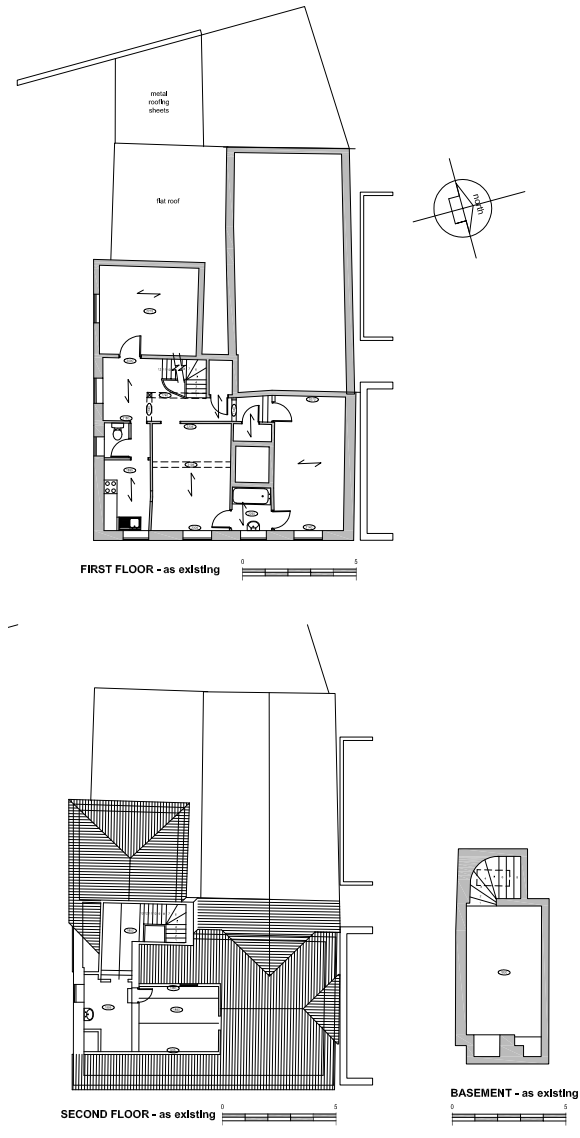
During the Planning Process, the building was found to be Grade II Listed and thus the proposed changes on the building were re-evaluated to take account of feedback received from the Conservation Officer.



Google Earth views

The site is within the Emsworth Conservation Area. Red dot indicates the building surrounded by a public car park.

7. Existing Plans



8. Heritage Statement

The Grade II listing was placed on the property back in 1984 and is listed for its Architectural and Historic Interest. The citation states:

SU 7405 HAVANT SOUTH STREET
Emsworth (West Side)

11/27 No. 25

II

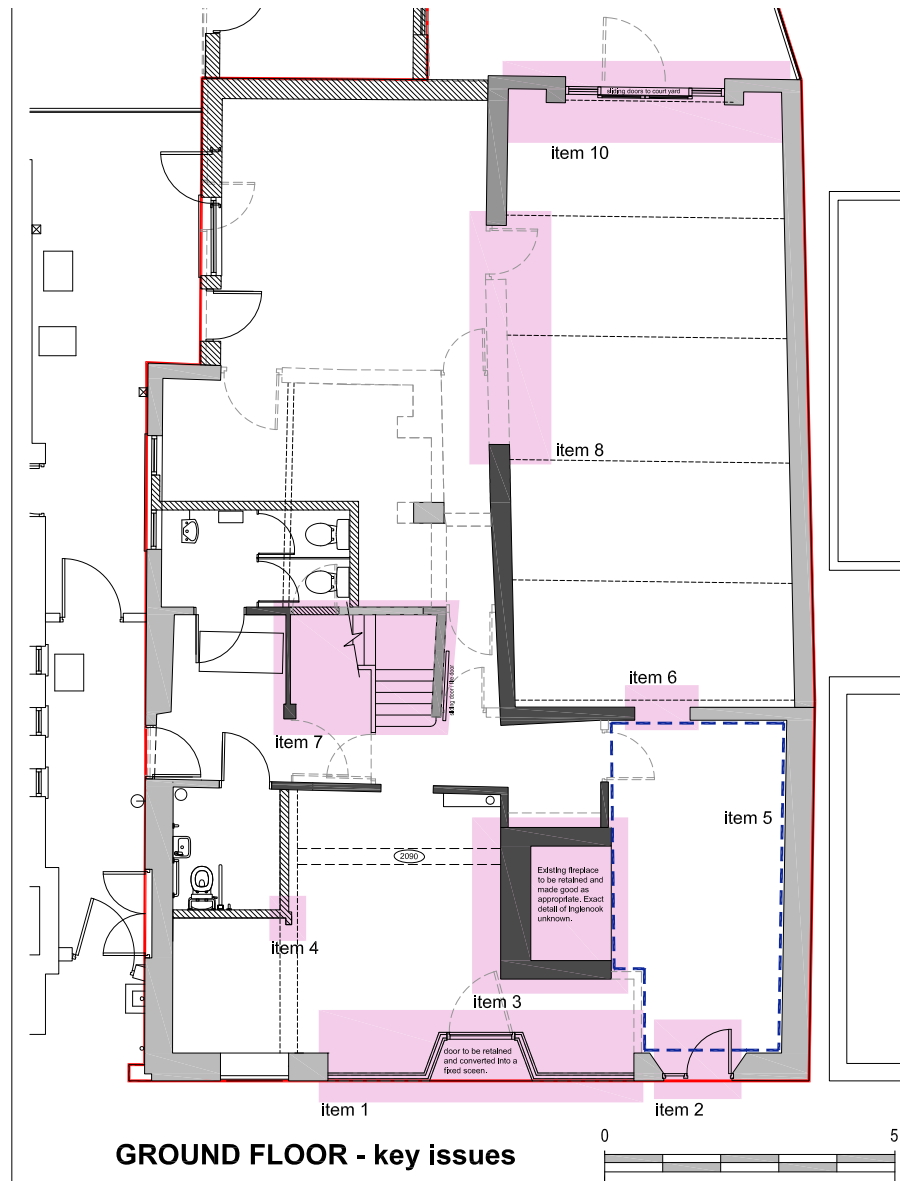
House and shop. C18 with early and late C19 front. Stucco front walls, brick elsewhere; slate roof at the front and tile to the rear. 2 storeys, 4 upper windows. Quoins, high plinth. Sashes. Shop-front of early C20, with cornice on brackets. Listing NGR: SU7489405640

We have met with the Conservation Officer on site to discuss the original proposals. The scheme has been re-designed to take on board all the comments made. Layout plans and elevations have been changed to retain key features and reduce the amount of alterations of the fabric.

Historic View.

Extract from the Listed Buildings Photographic Records document. It is our intention to re-introduce glazing to the side door as shown in this older photo and make that the main entrance.





The following list of items highlights key features of the property and lists the proposed alterations.

Item 1

Front glazed screen to be retained. This includes the recessed bay feature and doorway, but we are proposing to fix that door shut to become a glazed screen only.

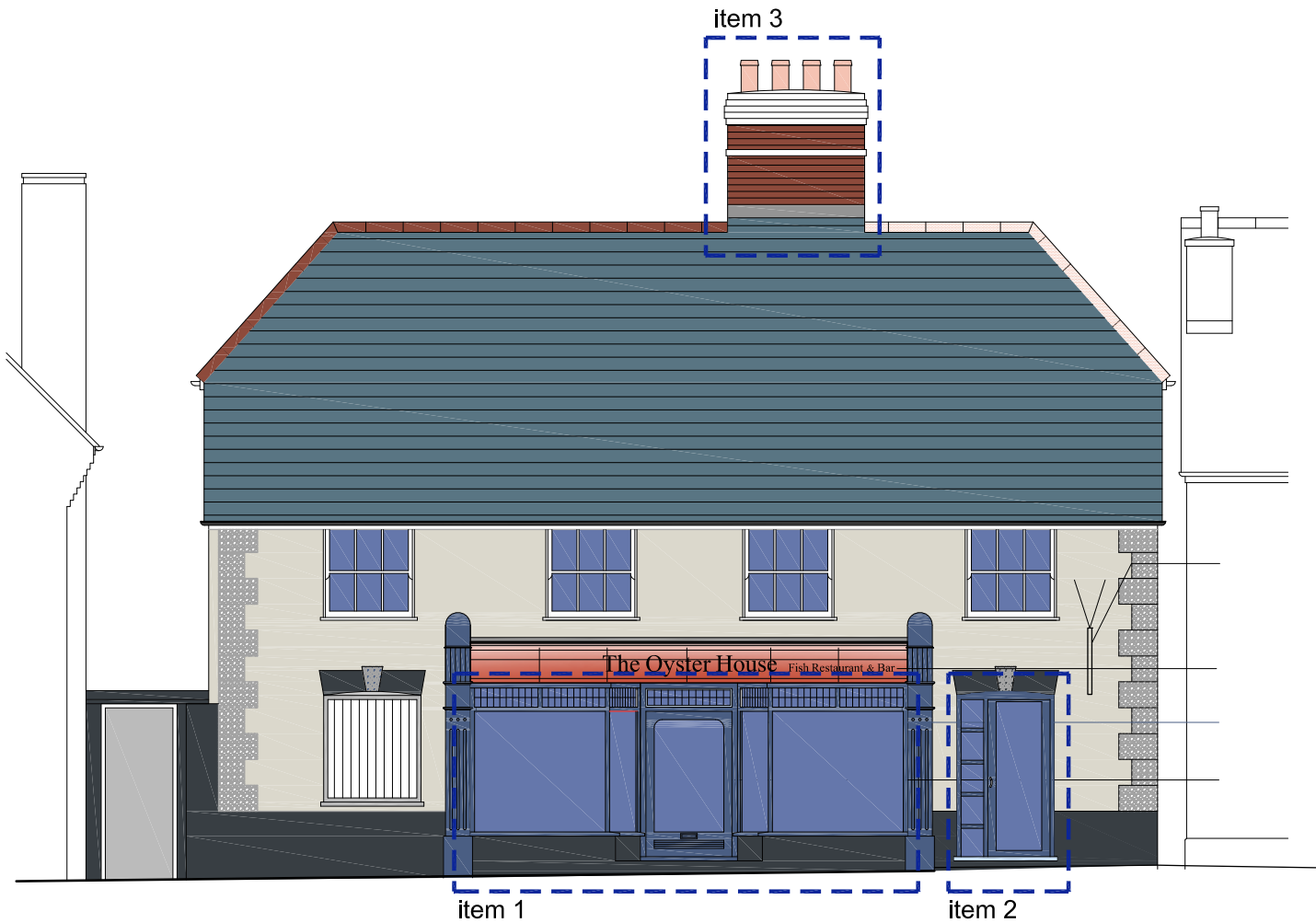
Make good as necessary and to be painted to match new colour scheme.

Item 2

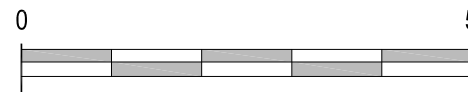
Side entrance door way to be retained. Carry out necessary changes and upgrading to become a main entrance door. Side panel to have glazing introduced. All to be painted to match new colour scheme.

Item 3

Chimney to be retained. Remove lightweight partitions at ground and first floor levels as necessary. Remove more recent brick fire place feature to reveal original fireplace. Make good as necessary to restore all necessary features.



EAST ELEVATION - as proposed



Item 4

Structural column and exposed beams to be retained. We are intending to express the detail on the exposed corner of the new accessible WC so that it continues to be part of the front room.

Item 5

High level scallop shaped coving detail to be retained. Make good as necessary once the lower parts of the light weight walls have been removed.

Item 6

New opening in existing brick and timber frame. Exact location to be carefully decided on site with Conservation Officer to best fit in with the timber framing.



Item 6 - timber frame wall

exact location of opening in the internal end gable wall within the main barn to be carefully worked out to fit in with the embedded timber framework.

Apart from the single opening needed, we will want to retain as much of the character of this wall as possible.

Item 9 - timber mezzanine floor seen from below

the restricted height of this floor makes it an awkward space to make good use of.

Item 4 - column and beams

Any new ceiling will be integrated within the exposed beams. Column represents the corner of what will become the new accessible WC.



Item 7

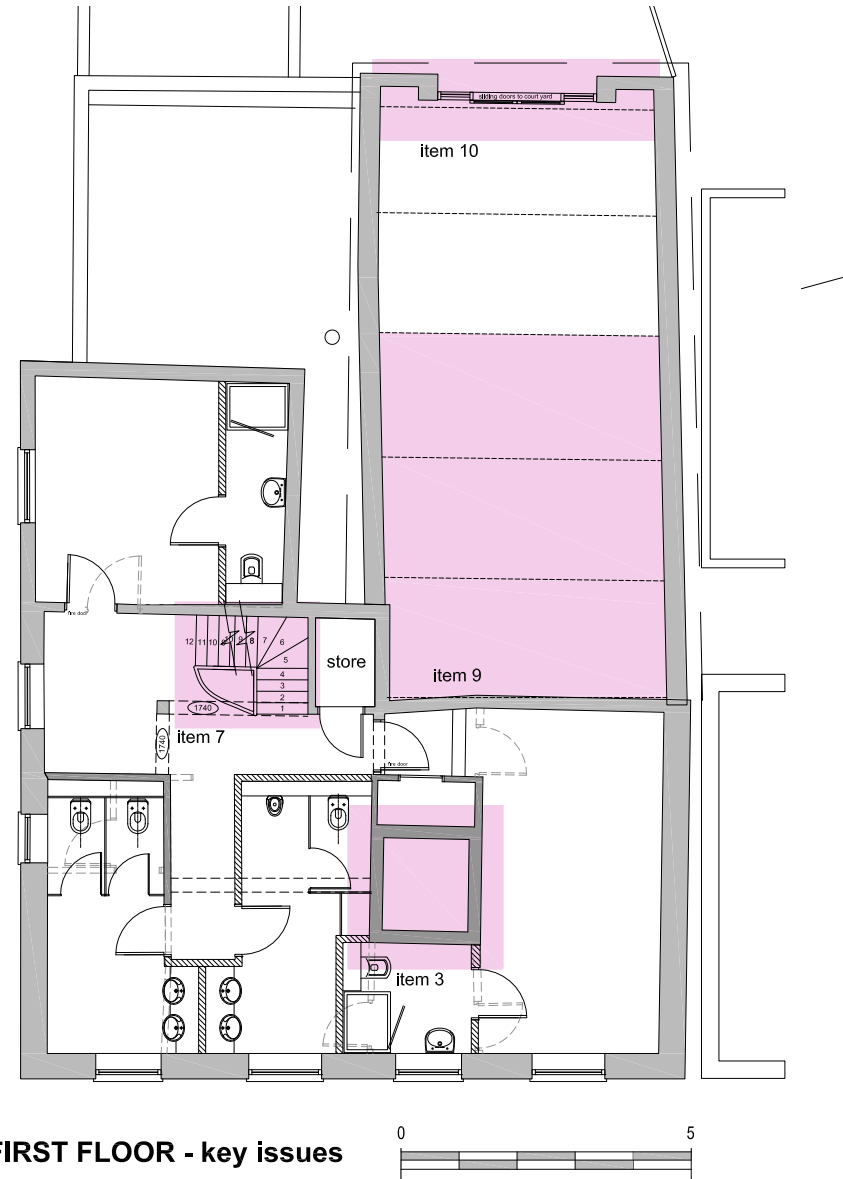
Staircase and surrounding supporting walls to be retained.

Make good as necessary to all surfaces.



Item 7 - Staircase

Back of the staircase seen from the store (future kitchen area)
handrail feature on upper floor above.



FIRST FLOOR - key issues





New Restaurant space

Indicative look of the kitchen / servery area "spilling" into the restaurant. New opening to be supported by a re-used timber lintel

Item 8

Opening to be made in the existing wall to allow part of the kitchen / servery to become part of the restaurant. This opening has now been reduced to 3.7m from 4.7m shown in previous proposal. New lintel will be necessary - Investigate possibility of using old timber joists from mezzanine floor that has to be removed.

Make good as necessary to all surfaces to retain character of wall.

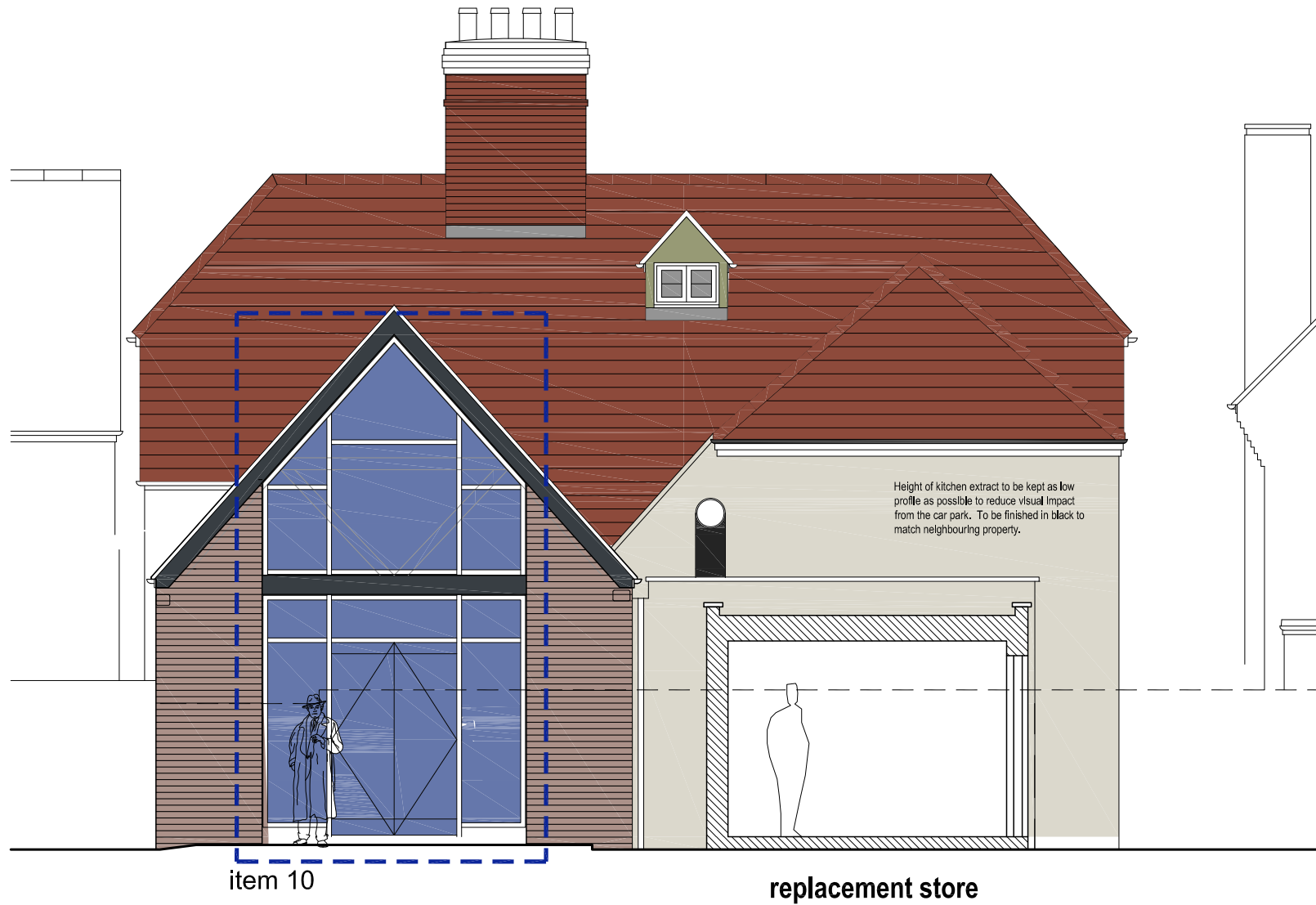
Item 9

Mezzanine floor to be removed in order to create a usable restaurant space. Carefully set aside suitable timbers to be reshaped and reused for joists within ceiling as necessary.



Item 10 - gable wall

refer to structural engineer's method statement for retaining the main timber beam above and re-installing it within the opened up elevation.



Item 10

Opening to be made in the gable wall. Size of opening to be smaller than previously proposed to allow for a joist to be safely integrated into the structural fabric of the barn. Additional steel bracing to be included.

Assume existing joist (or timber from the mezzanine floor) is modified and re-used.

Refer to Structural Engineer's Assessment.
New glazed screen to be located in front of (outside) the new joist locations.



Item 10 - Gable Wall

Although structurally sound, the current gable wall is a mix of old brick work, modern block work infill and unsightly additions. The renovation will make use of all the best bricks to reconstruct a high-quality brick gable wall

Emsworth Conservation Area - Character Appraisal (Approved March 2010).

The materials and colours being proposed on this refurbishment will be complimentary to the character of this area.

Once complete the new and old will be painted a new pale colour (to be determined but more in keeping with the original building as per previous photo). The new store will replace the dilapidated lean-to store. Walls will be dark stained timber cladding which responds to some local buildings as well. Both extensions will have a low profile flat roof and a dark grey aluminium parapet detail.

External court yard will be renovated to become a small enclosed eating space.

The front of the property, facing South Street, will be virtually untouched. All the windows and glazed screen will remain. Central door to be sealed shut with main entrance via the side door.

The current bright blue colour used on all the surround will be painted a darker tone of grey (exact colour to be agreed).

New signage will be created to the front. This will include replaced swinging sign and main board above the window.



9. Proposed Layout

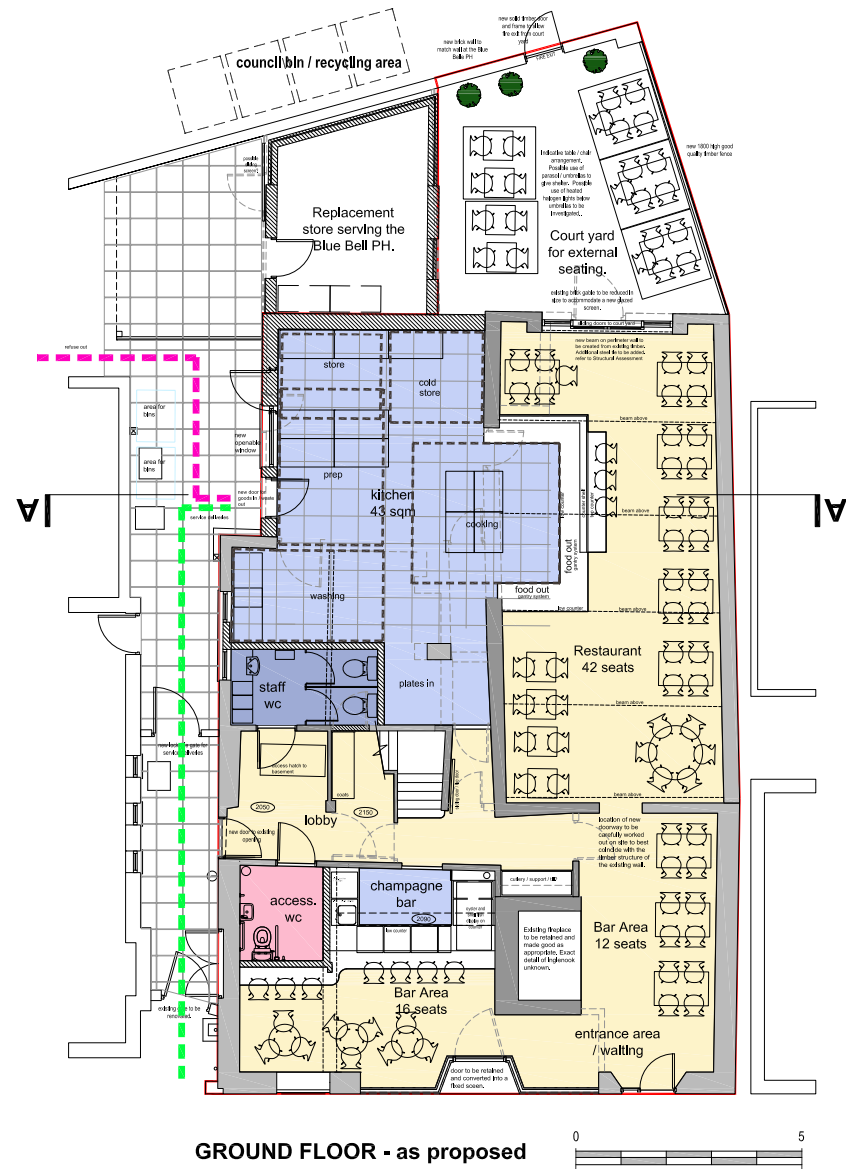
Conversion to a new fish restaurant.

The new restaurant will have two separate areas. The front will be a less formal bar area serving small meals and drinks.

The main restaurant area will be housed in the converted barn (currently used as a store), which will be given a new lease of life. Roof trusses will have to be made good if necessary and the main roof will be replaced with a slate roof to match the front of the property.

New and appropriate toilet provision will be incorporated for both customers and staff. Accessible WC and staff change will all be accommodated within the ground floor lobby area. Male and female toilets will be located on the upper floor.

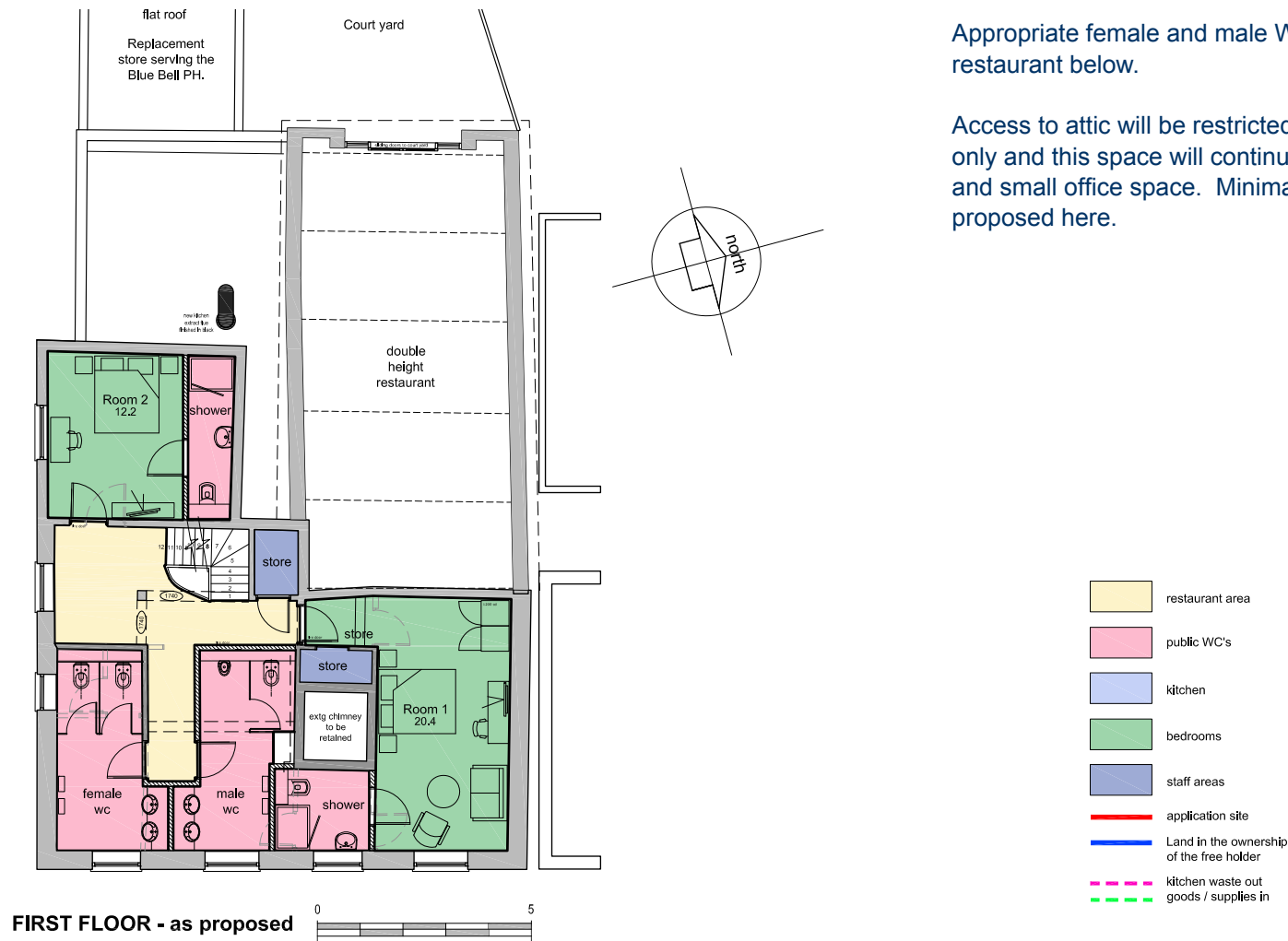
Due to the joint management and involvement with the Blue Bell PH next door, the alley way between the two properties will continue to serve both units. We imagine that supplies will be mostly delivered from the front with kitchen waste being contained in secure bins in the alley way and eventually taken out to the rear refuse area in the car park.



Upper floor currently has accommodation served by a kitchen and WC's. This is to be renovated to provide 2 double rooms with en-suite shower rooms that will provide rental income.

Appropriate female and male WC's will serve the restaurant below.

Access to attic will be restricted to staff access only and this space will continue to provide storage and small office space. Minimal changes only are proposed here.



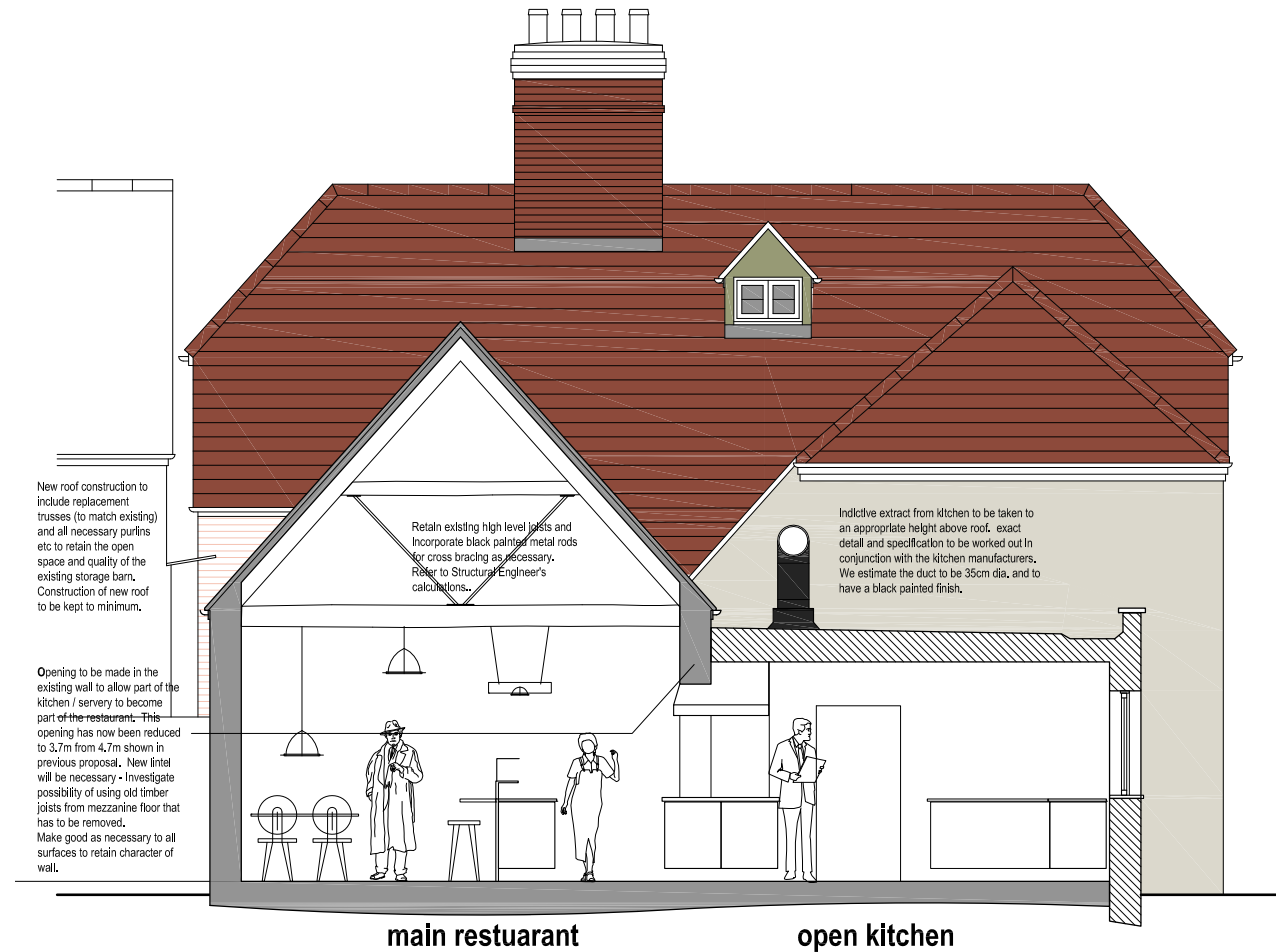


Artist Impression

High quality contemporary renovation, will transform a run down building and give it a new lease of life.

The kitchen will become a focal point in the scheme. Rather than being shut away at the back, the cooking zone will be on display located in the centre of the large barn area.

The examples below gives an indication of the dynamic space that we are hoping to achieve.



25 SOUTH STREET, EMSWORTH

Specialist kitchen manufacturers will develop these ideas. New kitchen extract will be taken straight out of the extract hood (as seen on the cross section and side elevation).

Details will be worked out with building control, but we are currently proposing that extract duct will be 30 - 35 cm dia. and extend approx. 1.0 m up from the new kitchen roof. This will finished in black or dark grey metal and should be relatively unobtrusive.

We are far enough away from the neighbouring properties and any openable windows within our own property for there to be an issue with noise and smells.



Before and after

Recycling bins within the Council run car park are unfortunately located right outside the back wall to the pub and our property. The renovated scheme will help to improve this area.



LANDSCAPE

This is a tight site without a garden or normal landscaping, but we will want to make sure that the external court yard has potted plants to give some visual delight.

ACCESSIBILITY

Main entrance will be relocated to the smaller door to the side which will provide a more accessible level access due to the gentle slope of the pavement outside.

10. Conclusion

We believe that this proposed restaurant conversion will be an attractive addition to the Emsworth Conservation Area and we trust this will be well received.

Aerial view

New rear court yard will be an improvement.

25 SOUTH STREET, EMSWORTH



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