

Planning Application – design, access and supporting statement

Property

Wheelwright Arms
Emsworth Road
Havant
Hants
PO9 2SN



Existing buildings and site

The Wheelwright Arms is a two storey double fronted, red brick and tile hung public house of Edwardian appearance fronting onto the Emsworth Road. The Emsworth Road frontage is of two storeys with prominent gables and feature stone/render courses. The rooms and other areas at the back are a mix of timber and brick single storey elements in need of improvement. These include a building that may have been an additional dining room but which is now in poor condition. It is proposed that this should be brought up to standard for use as a dining room.

Works

It is proposed to remove the existing smoking cabins and timber sheds at the back of the pub and replace these with a new single storey link (in red brick and tiles to match the existing), between the main public house at the front and the dining room buildings at the back. Additionally a matching brick single storey flat roofed extension to the kitchen is planned to bring it up to modern standards.

Brief

We propose to improve the viability and sustainability of the pub by redecorating and improving the look of the inside and outside of the building and by rebuilding as mentioned above. In addition we propose to enlarge the kitchen and modernise the equipment; we also propose improving and providing level access to and from the car park for the disabled.

Design Principles

The pub sits on an impressive site overlooking the Emsworth Road, approximately 400 metres from the centre of Havant. It is a well known local landmark but has lost business and not been maintained. It is now in need of refurbishment and improvement. Our approach is to reflect the nice characteristics of the front, Edwardian brick part of the premises in the improvements proposed at the rear of the building. We propose removing all the assorted sheds and poorly built extensions at the back and rebuild using materials to match the main building.

It is vital to the ongoing viability of the pub that these improvements together with improvement to the menu, food provision and presentation generally, take place as soon as possible.



Highways

The two existing highways accesses remain unchanged, and service areas will be retained as separate from the customer parking. Additionally some cycle parking will also be provided on site.

Environmental Protection

To the best of our knowledge there is no known species that will be affected by this development as it is mostly buildings and car parking.

Sustainability

This proposal should help provide for the future viability and sustainability of the business because the whole premises will be upgraded and improved. Energy costs, and therefore operating costs, will be reduced by the use of modern equipment that is energy efficient.

Additionally the improved surroundings, image, food provision and spaces should help get the business to a level that will be sustainable.

Archaeology

No archeologically survey has been carried out as there will be no new areas of the buildings to be worked on and the car park area will be undisturbed.

Landscape and Visual Impact Assessment

The Wheelwright Arms public house sits at the edge of the town centre approximately 400 metres from it. The building sits smartly at the front of the plot: an impressive double-fronted red brick building from the Edwardian era. It is a known landmark and we are aware of that, consequently we do not want to change any of the frontage but to provide modest landscape planting to soften and screen the car parking from the view of the Emsworth Road.

At the back of the premises is where we intend significant improvements, removing all the sheds and clutter and replacing these with brick and tile to match the existing building. Even though these improvements will not really be seen except from the pub car park, as they are all to be single storey. It is very important to us that visual improvement in the overall look of the pub with lots of existing character is achieved.