

Design and Access Statement

The Oyster House (Fish restaurant and bar)

Conversion of 25 South Street, Emsworth



Revision 03

1. Introduction

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

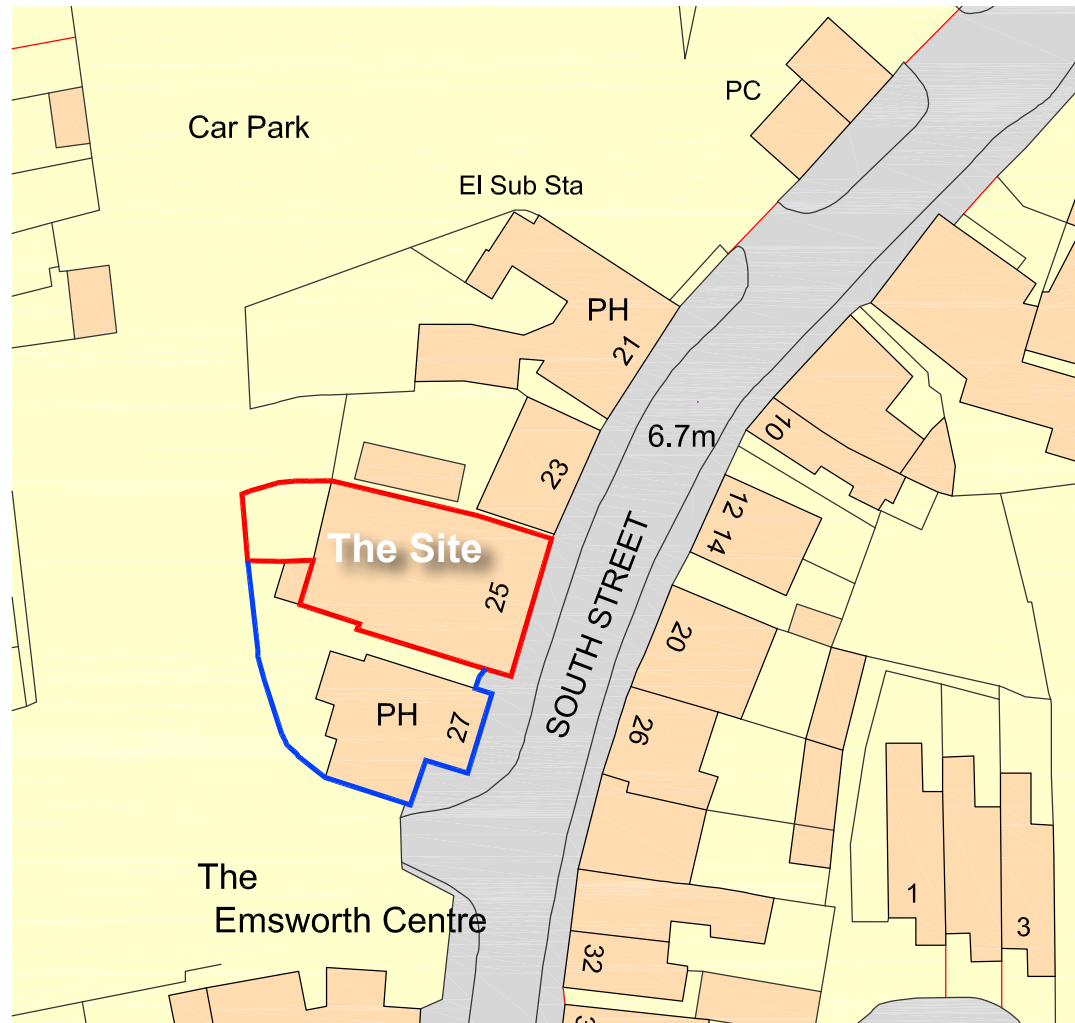
The freehold for the property, 25 South Street and the Blue Bell PH next door is owned by the same person. The new proposed Restaurant will be run by a client body which includes the leaseholder of the Blue Bell.

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 a Oddbins off licence, the property 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 an access panel, which will continue to be used for storage of beverage.



Existing Property.

Front entrance feature will be retained on the new scheme.
Internal photos showing previous shop and rear barn.

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

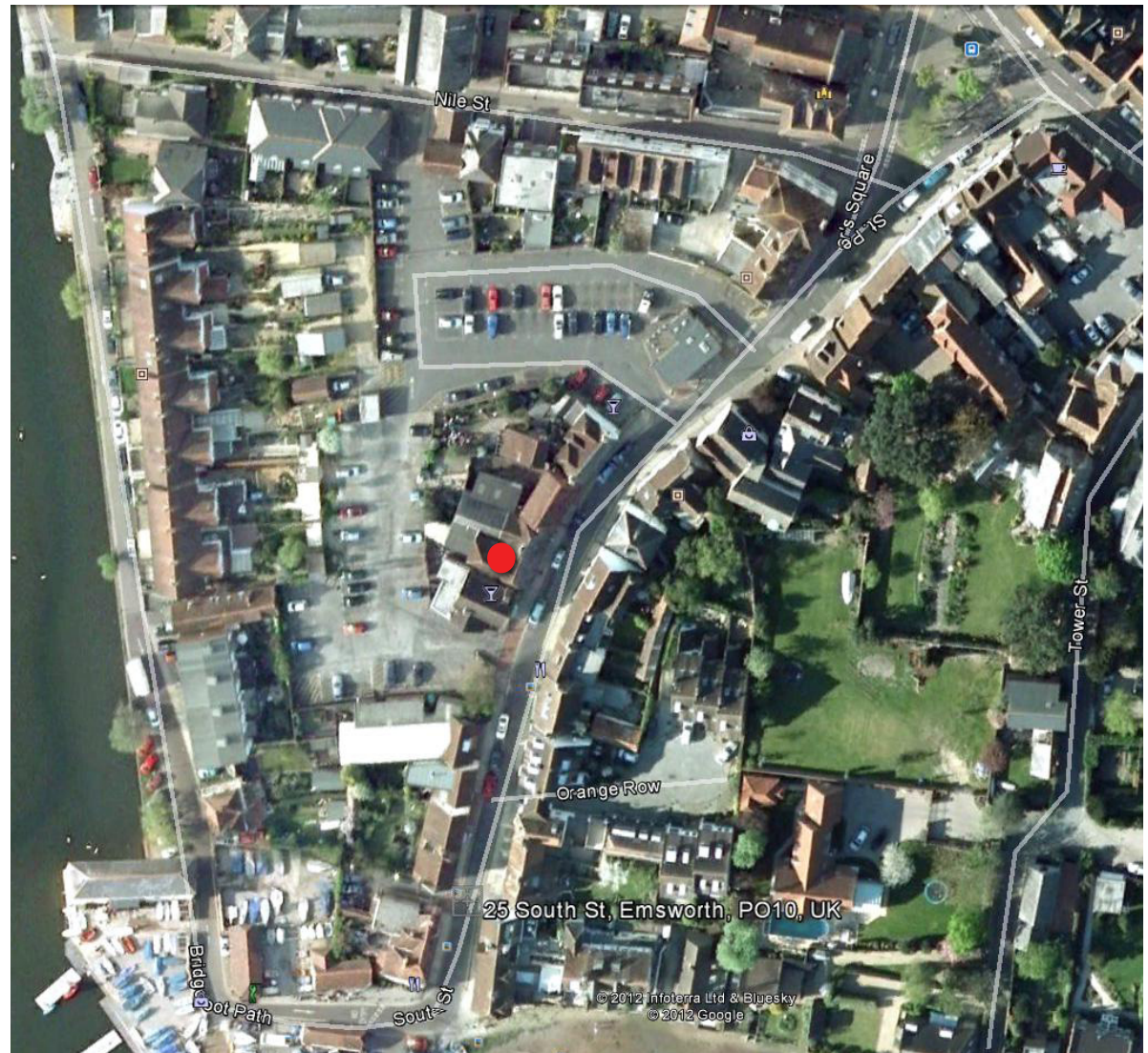
Views from the public car park. The sub standard lean to stores will be removed and the brick boundary wall will be repaired to match the wall belonging to the Blue Bell PH.

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.

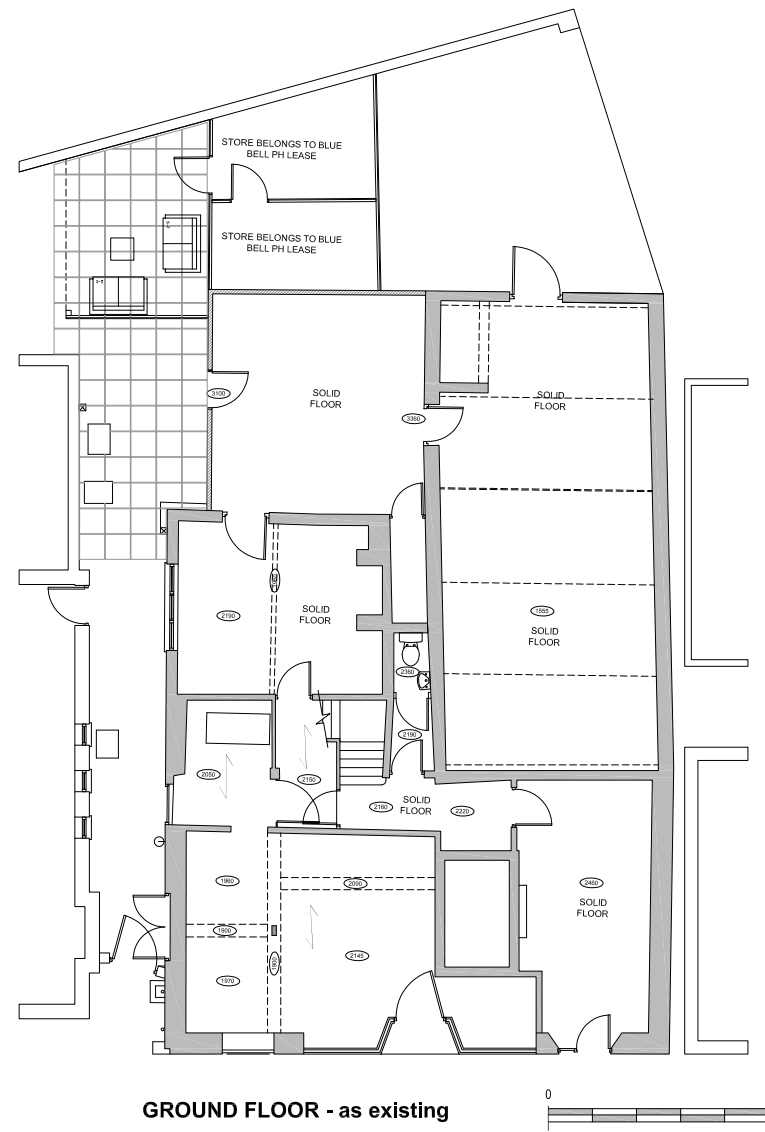
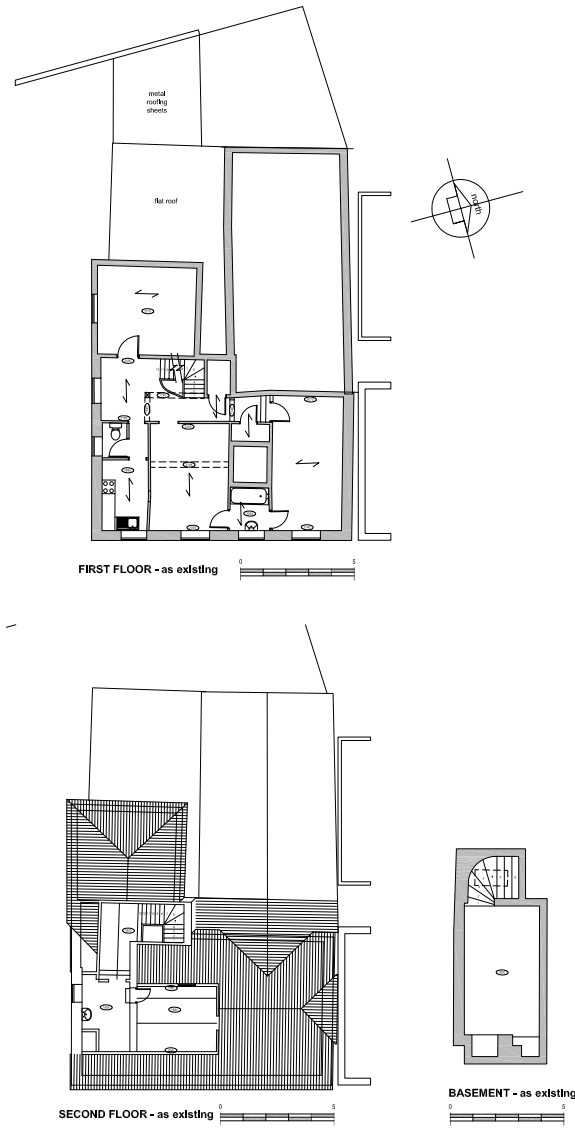
It was felt that this proposed use would comply with Saved Policy TC1 (Hierarchy of Town Centres) of the Local Plan.



Google Earth views

The site is in the middle of the centre block surrounded by a public car park. Indicated by a red circle.

7. Existing Plans





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.



Front Elevation

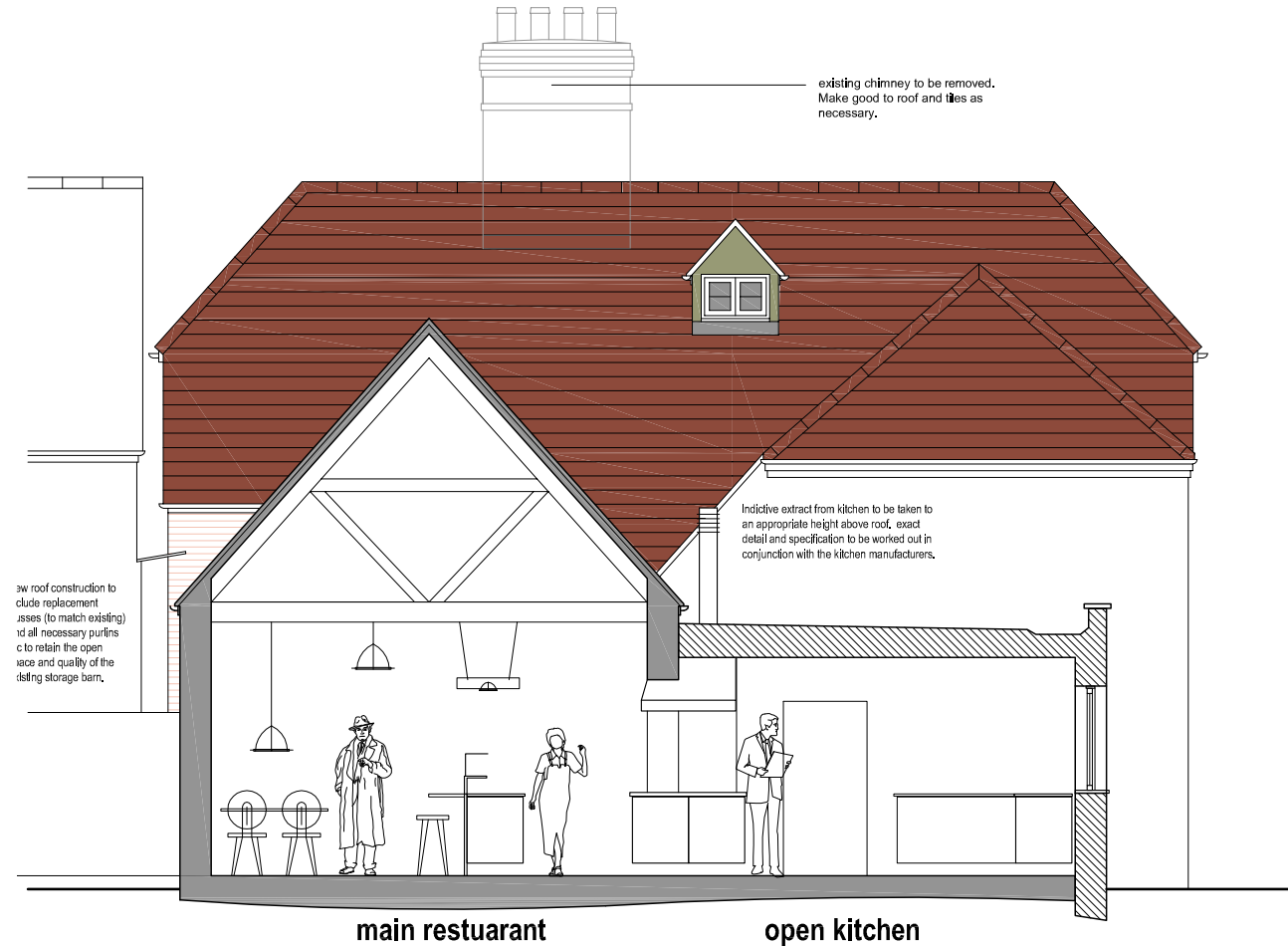
The existing building is to be painted a new lighter beige colour. New main entrance to be via the single door on the right

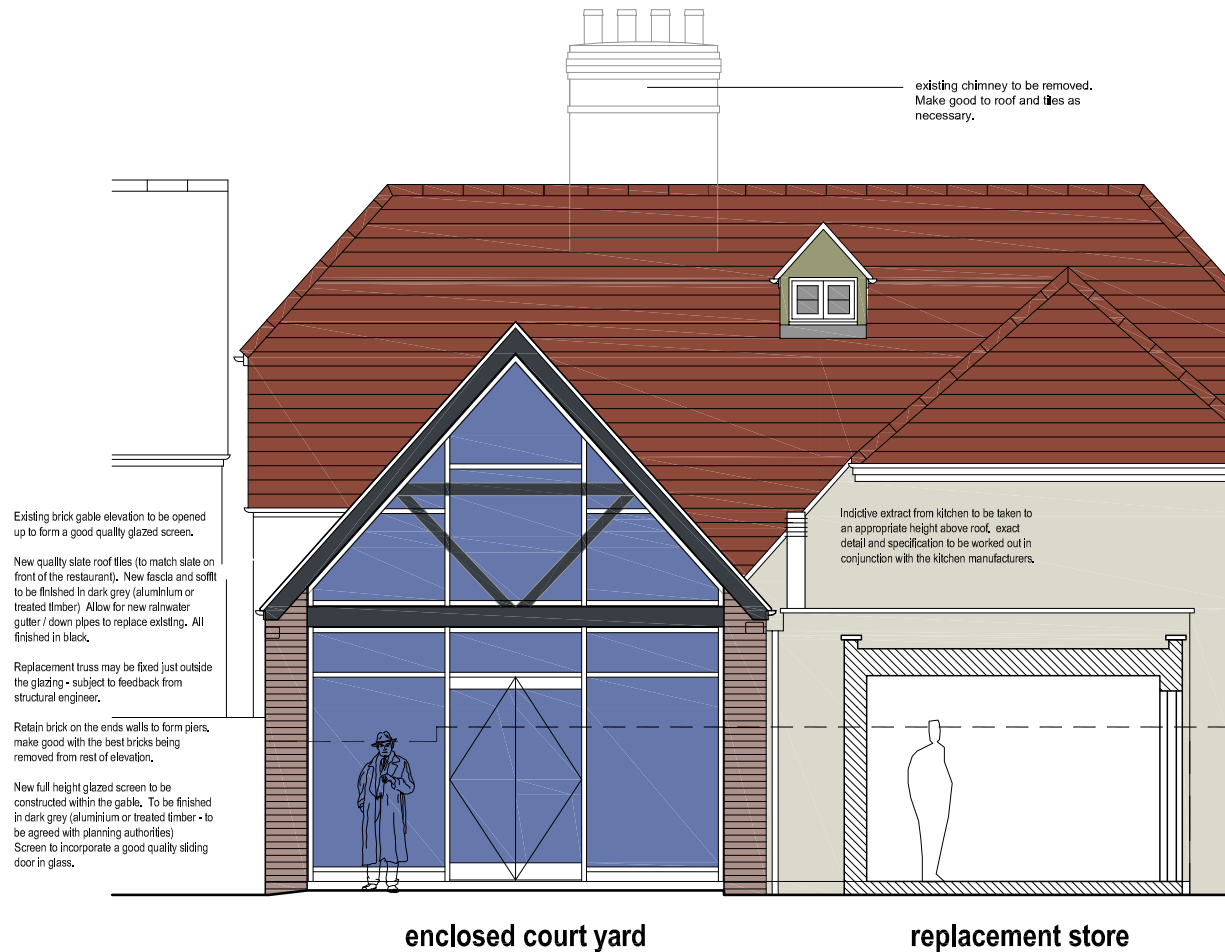
25 SOUTH STREET, EMSWORTH

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

Specialis kitchen manufacturers will be developing 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 happy that we are far enough away from the neighbouring properties and any openable windows.

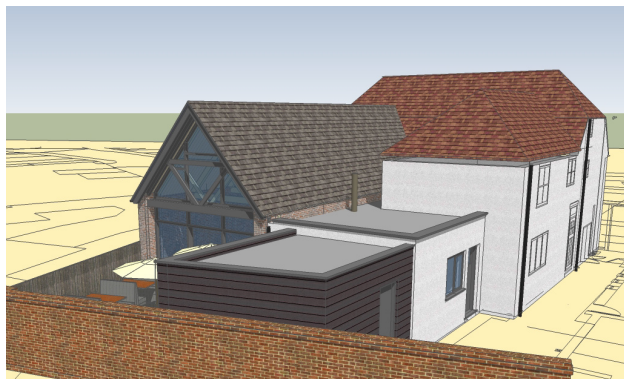




We are proposing that the rear elevation is transformed from the drab brick gable to become a new glazed screen to give a translucent quality the the restaurant space.



Converted barn
Indicative view of the interior of the refurbished barn



MATERIALS

We have studied the Local Plan and in particular the most relevant local document such as the **Emsworth Conservation Area - Character Appraisal** (Approved March 2010).

Despite what is said about use of brick (and some flint) for walls, the current property is of course painted render and as such the extension should blend more in with that.

Once complete the new and old will be painted a new pale colour (to be determined). 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.



New external court yard

better use of the rear court yard is essential. a mixture of seats and benches will be provided below light weight umbrellas / covering.



Improved rear elevation

Proposed improvements to the rear boundary including a new timber fence along the side boundary and renewed brick wall to match neighbouring wall.



The front of the property, facing South Street, will retain all the same surround detail to the large window. New window feature will replace the entrance door, which will be relocated to the side.

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. 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.

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