

## Lord Raglan



**The Lord Raglan – DAHS**

**35 Queen St, Emsworth PO10 7BJ**

## Design and Access Statement

### 1. Introduction

This statement accompanies the application for retrospective planning permission for a new garden pergola at 35 Queen Street, Emsworth.

### 2. Site Context

35 Queen Street, known as The Lord Raglan, is an 18th-century public house featuring Emsworth's only waterside garden, backing onto the Slipper Mill Pond and the River Ems.

### 3. Listing Details

- **Heritage Category:** Listed Building
- **Grade:** II
- **List Entry Number:** 1339926
- **Date First Listed:** 16-Aug-1974
- **Statutory Address:** The Lord Raglan Public House, 35 Queen Street, Emsworth
- **Listing NGR:** SU7507305716

### Description:

“Public House. Early C19. Flint and brick, with a tile roof. Symmetrical front (north) of 2 storeys, 3 windows (widely-spaced with doors between). Hipped roof, brick dentil eaves. Flint walling with yellow brick dressings; quoins, flat rubbed arches to the 1st floor, cambered rubbed ground floor openings, including 2 with radiating fluted spandrels, plinth. Sashes in reveals, of 3-lights to the west side ground floor, casement to the east side, and casements to a central bow. 2 later ½-glazed doors. Simpler east elevation of 2 upper and 2 lower windows, with a 6-panelled (2 top-glazed) central door within a segmental arched recess”.

Listing NGR: SU7507305716

This description highlights the architectural features that contribute to the building's historical significance and its designation as a Grade II listed property.

#### 4. Proposed Works

- **Pergola Erection:** Construction of a freestanding wooden pergola on concrete stands in the garden area, designed to be freestanding and not physically attached to the listed structure.

#### 5. Use

- The primary use of the proposed development is to enhance the outdoor amenities of The Lord Raglan, providing additional seating

#### 6. Access Component

- Access is not affected by the proposal.

#### 7. Impact of Alterations

- The proposal within the scope of this planning application will have no harmful impact on the character and appearance of the Listed Building and surrounding area.



#### 8. Amount

- The amount of development proposed includes a freestanding wooden pergola measuring 4885 mm by 4835 mm triangle in shape. The pergola has been carefully sized to provide the necessary improvement without affecting the existing site or detracting from the character of the listed building.

## 9. Layout

- The layout of the proposed development is designed to optimise the use of the rear garden space. The pergola is located along the south boundary, detached from the Listed Building, without obstructing access routes or visual impression.

## 10. Design Considerations & Planning Policy Compliance

The proposal aligns with the National Planning Policy Framework's emphasis on conserving heritage assets. It also adheres to Havant Borough Council's Local Plan policies:

- **Policy E9:** Ensures that heritage assets, including listed buildings, are preserved and any proposed alterations respect their significance.
- **Policy E6:** Emphasizes the need for high-quality design that respects the existing built environment.
- **Policy E10:** Ensures that new structures integrate harmoniously with the surrounding townscape and landscape.
- **Policy E2:** Encourages the inclusion of green infrastructure elements in development proposals, relevant to the pergola design.
- **Policy E1:** Promotes health and wellbeing by ensuring safe and accessible spaces, supporting the proposed pathway extension.
- **Pergola:** The pergola is constructed using materials and proportions that complement the existing building, ensuring it remains subordinate to the main building. (Policy E6: High Quality Design)

## Heritage Statement

### 1. Historical Significance

The Lord Raglan is a Grade II listed 18th-century public house, notable for its traditional architecture and unique waterside garden. (Policy E9: Historic Environment and Heritage Assets)

- **Pergola Erection:** The freestanding pergola is designed to be in keeping with the garden's character and will not affect the historic fabric of the building. (Policy E6 & E10)

## Conclusion

The proposed works have been carefully considered to enhance the functionality and aesthetics of 35 Queen Street while preserving its historical and architectural significance. The design respects the building's heritage and complies with relevant planning policies. Our proposals have considered the setting of the existing Listed Building, and, by its form, we feel our proposals have no undue effect of detriment on the existing building.