

ARBTECH

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GENESIS
TOWN PLANNING

Huckleberry
Developments

Cover Storey
Architects

Planning Application
The Town Brewery, 2 West Street, Emsworth
PO10 7DY
17031 September 2018



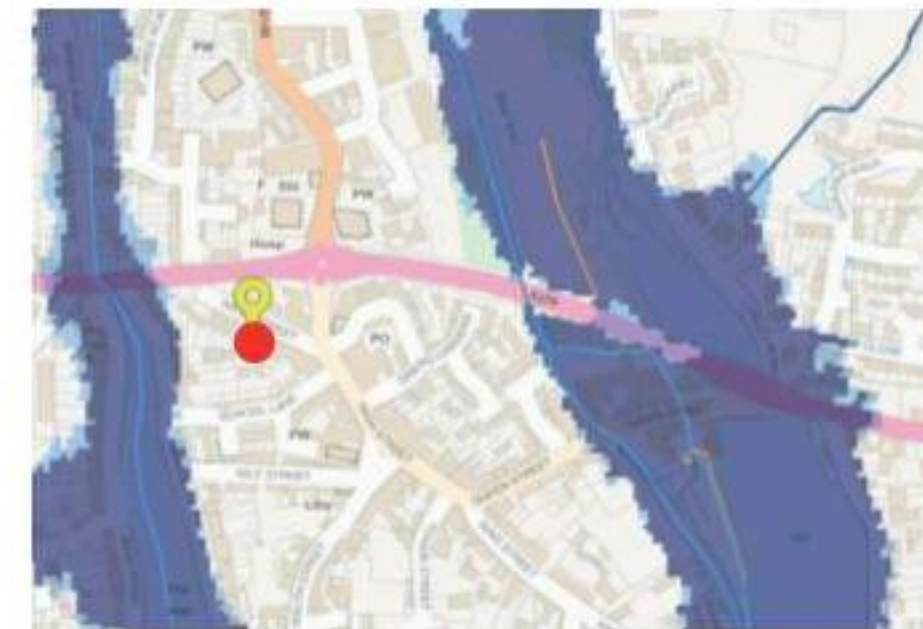
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introduction 1.0



Ordnance survey map
<http://www.bing.com>



Flood Risk Map for Planning
<http://www.environment-agency.gov.uk>

Located between Havant and Chichester on the south side of the A259 Havant Road, the Town Brewery Public House is located on West Street, adjacent to Grade II listed Building M.R.Starr Butchers. It falls within the Conservation Area and Chichester Harbour Area of Outstanding Natural Beauty in Emsworth.

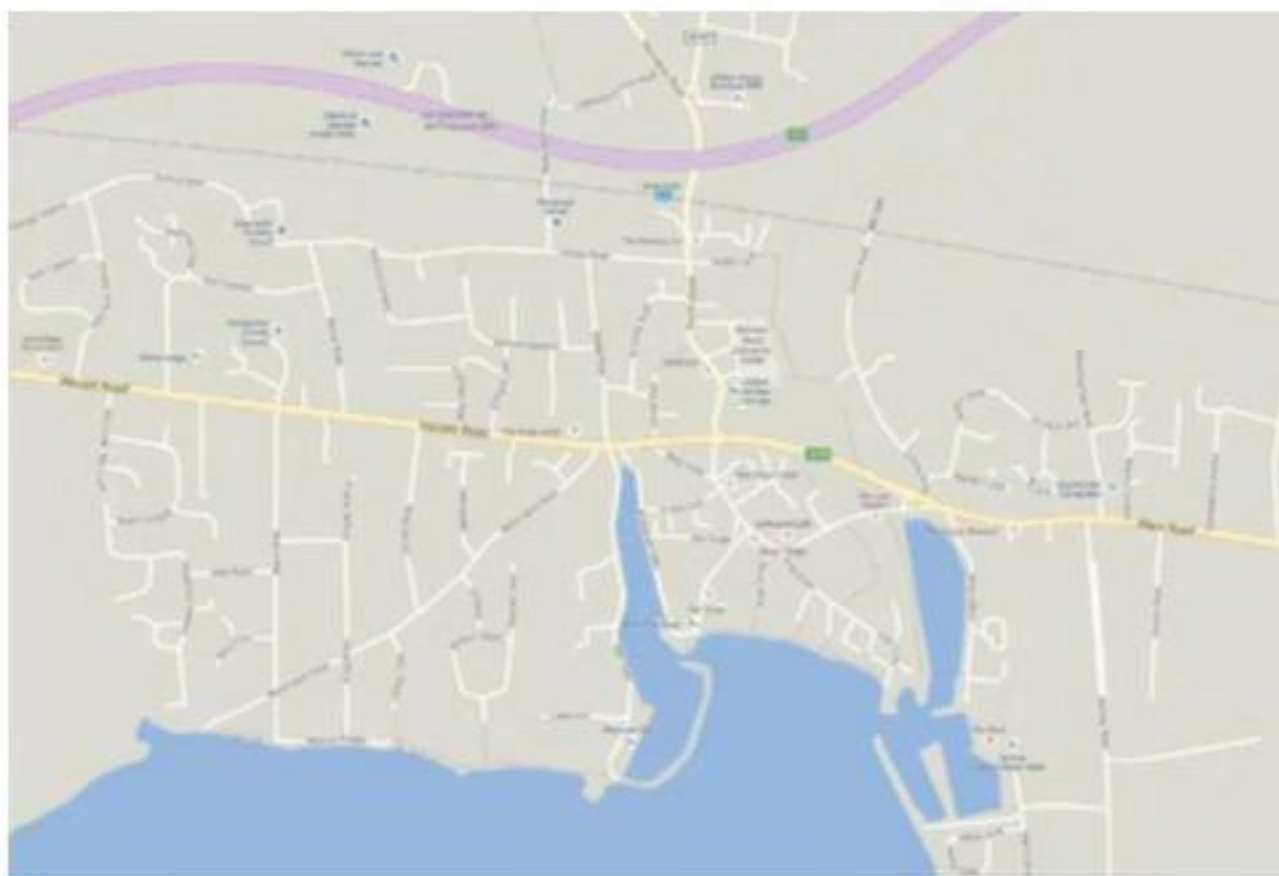
Emsworth has a long history connected with oyster fishing and boat building, it boasts several sailing clubs, shipwrights and chandleries. It is a popular destination for walkers, naturalists, artists and food lovers.

Emsworth Character Appraisal Map:

- Emsworth Conservation Area Boundary
- Building of Local Interest (Positive Contribution)
- 13th Century Market Square
- Medieval Street Pattern with narrow fronted streets
- Mostly Georgian and 19th Century Buildings

Emsworth District Centre Map:

- (CSA) (AL3.1) Town, District and Local Centres
- (CS12) Chichester Harbour Area of Outstanding Natural Beauty (AONB)
- (AL3.4) Secondary Frontages



Street map
<http://www.bing.com>



Emsworth District Centre Proposals Map
<http://www.havant.gov.uk>

Proposed Use

We are proposing a mixed use scheme comprising the conversion of the existing public house to A1/ A2/ A3/ A4 use on the ground floor with a single storey rear extension containing associated ancillary space to the unit. A new build two storey element to the rear of the site with habitable roof space and the conversion of the first floor and roofspace will form a mix of three residential flats including one duplex unit, with associated private amenity, parking and external works.

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Emsworth Character Appraisal Map
<http://www.havant.gov.uk>



The Town Brewery c1925
<http://www.townbrewery.emsworthonline.co.uk>

Current Use

The building is 171 years old and was previously owned by Punch Taverns. The Landlady Lois Tibbetts retired at the end of the summer 2016 after 30 years and the building has since been vacant. The building is now in desperate need of renovation as it is falling into disrepair due to a lack of use and historic neglect.

Coordinates

Latitude: 50.847 / 50°50.87'N Longitude: -1.051 / 1°05.1'W OS Eastings: 476810 OS Northings: 105118 OS Grid: SJ768058 Grid Name: 1, High Street Listing Date: 6 February 1984 Grade: II Source: Historic England Source ID: 1300703 English Heritage Legacy ID: 1300703	Location: Havant, Hampshire, PO10 County: Hampshire District: Havant Town: Havant Electoral Ward/Division: Emsworth Built-Up Area: Emsworth Traditional County: Hampshire Unitary Authority Area (Ceremonial County): Hampshire Church of England Parish: Worthington St Thomas a Becket Church of England Diocese: Portsmouth
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M.R. Starr Butchers, 1 High Street, Emsworth; Grade II listed
<http://www.britishlistedbuildings.co.uk>

The Town Brewery

A259 Havant Road



Aerial view looking north
<http://www.bing.com>

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site analysis 3.0

No.1 West Street
M.R.Starr Butchers
Grade II listed



View from High Street looking toward West Street
<http://www.google.co.uk>



Looking towards single storey extension to rear of property



Looking towards rear elevation of property



Rear elevations of 1D and 1E School Lane; conservatory on the ground floor and rooflights

Accessibility

Emsworth Train Station is a seven minute walk from the site with regular train services available into London Victoria with a journey time of approximately one hour and fifty minutes, Brighton one hour and Portsmouth Town Centre twenty minutes. Access onto the A27 is approximately a five minute drive.

Bus services are available on the A259 Havant Road and through the village centre High Street that provides access to Havant, Portsmouth and eastbound to Chichester and Brighton, together with a variety of other local centres.

Access to the site is gained from an alley located off West Street, between No.10 Amaya Beauty and No.12 West Street. This provides access and car parking to West Cottage, The Emsworth Brewery, Emsworth Antique parking, No.8 and No.6 and the electricity substation.

The Town Brewery

The building is comprised of two storeys with a habitable roof space with triple gables to the front elevation onto West Street. The ground floor contains a former bar and seating area; single storey subsidiary rooms extend towards the south elevation beyond the rear elevation. The first floor and roof space of the building contain a number of rooms which form an apartment ancillary to the pub.

To the rear of the pub are a group of masonry and timber single storey extensions and outbuildings. Beyond this the site is currently grassed (overgrown) with a courtyard area and a hard standing area at the end of the garden which provides a single parking space. An existing brick wall forms the boundary to properties 1D and 1E School Lane to the south.

No.6 Solent Dry Cleaners
with residential flat above



View looking towards rear elevation of property

The Town Brewery

No.1 West Street
M.R.Starr Butchers
Grade II listed

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Second floor looking into west boundary room



Secondary staircase up to second storey



Room on eastern boundary - water damaged ceiling



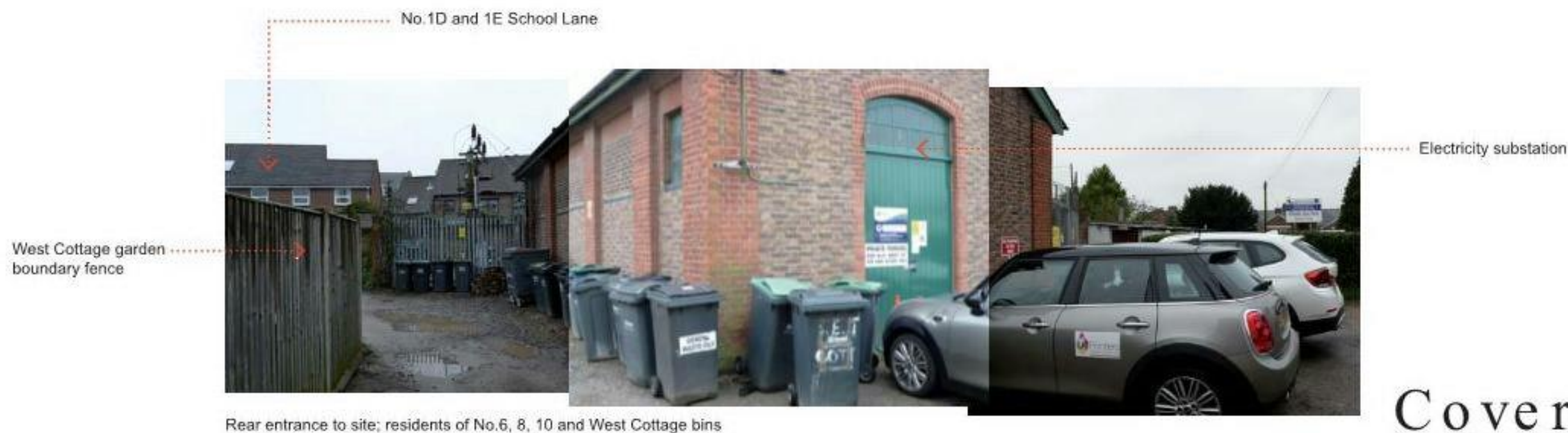
Chimney breast and fire place to first floor eastern boundary room



Room on western boundary with chimney breast and electric fire



Four panelled doors throughout that have been boarded one side



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