

Design & Access and Heritage Statement

CCTV and wood pellet burner flue

at

Driftwood Café, 44 High Street, Emsworth



Figure 1: View of the 'pod'

November 2019

Prepared by:

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1.0 INTRODUCTION

This is a retrospective planning application for CCTV and a flue to the 'pod' in the rear garden space of Driftwood Café in Emsworth.

This application is in response to the letter received from Ms Amy Zelazik at Havant Borough Council dated 15th October 2019.

1.1 Planning History

Ref: 90/55604/000

Description: Change of use of ground floor from retail shop to cafe/ coffeelounge and erection of covered way to rear.

Decision: Refuse perm/consent / refuse lawfulness

Date: Tue 22 Jan 1991

Appeal

Ref: 90/55604

Description: Unknown.

Status: Decided

Decision: Assumed approved

Date: Unknown

Ref: APP/18/00721

Description: Retention of enclosed seating area and outbuilding for office use.

Decision: Grant perm/consent/certify lawfulness

Date: Tue 18 Jun 2019

2.0 SITE LOCATION

The site is located on High Street in Emsworth.



Figure 2: Aerial Map (from Google Maps)

2.1 Surrounding Context

The site is located on High Street in the small coastal town of Emsworth which sits within Chichester Harbour. The town is a popular destination for both tourists and locals alike. The site sits within the historic core of Emsworth and makes up Emsworth Conservation Area in which there are large number of listed dwellings, small shops and eateries. The town is well served by road, public transport and sits on the South Coast Cycle Route.

2.2 Conservation Area

44 The High Street is not a listed property; however, it is located in the Emsworth Conservation Area and the Chichester Harbour Area of Outstanding Natural Beauty.

The Emsworth Conservation Area Character Appraisal describes the area and the High Street as below:

'Emsworth is a small coastal town situated to the east of the town of Havant, on the border of Hampshire and Sussex. It is situated at the head of the western arm of Chichester Harbour and in its early history was an important port for the area. Up to the 19th century it was famous for its oyster fishing fleet. The Conservation Area encompasses the older part of the waterside town, which lies to the south of the A259, between the two historic mill pondsParts of Emsworth and its surroundings fall within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The Conservation Area is primarily within the area defined by the old town with its medieval street layout centred on its 13th century square on a blunt peninsular and flanked by two mill ponds (creeks) to the east and the west.

First impressions of the old town of Emsworth are that it is a small, historic harbourside town, which is well established and popular and with an almost 'village' character. The character is basically Georgian, overlaying a medieval settlement pattern, emanating from the High Street and the main square - St Peter's Square. The buildings lining the principal roads radiating from St Peter's Square are invariably two and three storeys in height and situated on the back edge of the pavement. They

are generally closely spaced, or linked and thus when viewed within the streetscene give the impression of a continuous street frontage. These factors together with the narrowness of the historic road framework, produces a pleasant urban character, which is added to by the curve and bends of many of the roads.

The first part of High Street is a relatively short length of street leading to the old core of the town. The beginning is undistinguished being too wide due to highway improvements and the modern retail development set well back from the original building line. The street then resumes to its former alignment after West Street. On the west side of the road is a dignified three storey Georgian building, of grey and red brick, with an Ionic pillared doorway with an elegant fanlight, surviving between altered ground frontages. Opposite, is the Crown Hotel, which has a good scale and a pillared porch. It dates from the 17th century and was one of Emsworth's three coaching inns. A little further along is The Ship (which dates from 1718), also a coaching inn. High Street now widens at its southern end into Emsworth's former market place (now St Peter's Square), from which the town developed from the 13th century and is still a busy hub. The buildings grouped around the original medieval triangular space, have a haphazard harmony with different colours and detailed treatments - and the streets leading off South Street and King Street – from the two south and east apexes and the narrowing High Street to the north are effectively closed in perspective. But the visual pleasantness of the urban space (even with its street enhancements and tree) is fussy in detail, in part due to street furniture and road surface treatments.

The most effective buildings fronting the space are on the west side the Clock Tower, which is well set back and a partial reconstruction of St Peter's Chapel, (originally built in 1789) and the least self-conscious, the Methodist Church of 1877 with unashamed red, black and white brickwork around sharply pointed openings. On the south east corner is the former Black Dog (now a restaurant), although built in 1711 its original front has been replaced in the 1930s by brewer's 'best mock-Tudor'. Continuing out of the Square along High Street, another building of note on the north-side is No 4, the Old Pharmacy Shop, which is one of the town's oldest buildings, recently restored'



3.0 DESIGN

3.1 The Proposed

The proposal is for 3no CCTV cameras and a flue to the 'pod' in the rear garden of Driftwood Café in Emsworth.

Further details on the CCTV are outlined in the accompanying covering letter from Luke Evans, Managing Director of LE Electrical South Ltd.

3.2 Use

The use of the spaces are for café use (A3).

3.3 Amount

N/A

3.4 Mass

N/A

3.4 Scale

The proposed cameras are position less than 2.5m from ground floor level.

3.5 Appearance

The CCTV are discrete and low impact. The flue is unobtrusive and modest in height.

3.6 Landscaping

N/A

4.0 ACCESS

4.1 Access to the Site

Access to the site remains unchanged.

4.2 Parking

Parking is unaffected.

5.0 Impact on the Conservation Area

The impact on the Conservation Area is minimal as the proposals are not visible from the High Street or Queen Street. There is no change of use proposed; the rear garden will continue to be used as an external seating area for the café.