

Design & Access Statement

The Town Brewery, 2 West Street, Emsworth

for

Town Brewery Emsworth Ltd

External alterations in connection with proposed change of ground floor A4 use to flexible A1/ A2/A3 /A4/A5 use including rear extension. Conversion of uppers to form 2 x two bed apartments and rear extension to form 1 x two bed apartment with associated parking and external works.



Fig 1: West Street elevation looking south.

1.0 Introduction

This Design & Access Statement is prepared on behalf of Town Brewery Emsworth Ltd in regard to:

External alterations in connection with proposed change of ground floor A4 use to flexible A1/A2/A3/A4/A5 use including rear extension. Conversion of uppers to form 2 x two bed apartments and rear extension to form 1 x two bed apartment with associated parking and external works.

This statement should be read in conjunction with the following supporting information:

PLC drawings: 15.2129. 100P1, 101P1, 102P1, 103P1, 104P1, 105P1 & 106P1.
Survey drawing ref 5319/01 prepared by P Stubbington
Planning and Retail Statement prepared by WYG
Heritage & Archaeology Statement.

The proposals have been considered with particular regard to The National Planning Policy Framework (27 March 2012, Havant Borough Core Strategy March 2011, Havant Borough Design Guide SPD (December 2011) and Emsworth Conservation Area character appraisal.

2.0 Site Analysis



Figs 2-5: Views to rear of site.



Figs 6-11: Views to rear of site.

The application site (0.04ha) is situated within the defined District Centre of Emsworth; a small Georgian harbourside town located on the South Coast. The site is located on the southern side of West Street- a classified secondary frontage. The town is predominantly Georgian in character but the area does include C19 and C20 development.

The Town Brewery Public House is within Emsworth Conservation Area; an area of mixed uses with surrounding properties comprising predominantly commercial ground floor uses with residential/ ancillary uppers. There are several other public houses within the locality.

The Town Brewery is identified as a building of local interest (positive contribution) but is not nationally listed. The frontage property includes three storeys with the top storey located within the clay tiled roof. The building has three distinctive frontage gables whilst the first floor is jettied over a recessed ground floor. The ground floor frontage includes full width glazing with brick infill panels under window cill.

To the rear are a group of masonry and timber single storey extensions and outbuildings of varied age and character. Beyond these the site has a more open character including grassed and concrete hardstanding areas. These are however unkempt in appearance.

No. 1 High Street directly to the east of the property is a late C18, grade 2 listed property. No's 3, 3a & 5 are mid C18, grade 2 listed properties with early C20 frontages.

The site is not located in an area at risk from flooding but does fall within an AONB and area of archaeological importance.

3.0 Planning History.

There is no relevant Planning history evident on the council website.

4.0 Planning Policy

The applicant will be seeking detailed planning permission for external alterations in connection with the proposed change of ground floor A4 use to flexible A1/A2/A3/A4/A5 use including rear extension. Conversion of uppers to form 2 x two bed apartments and rear extension to form 1 x two bed apartment with associated parking and external works.

The policies contained within the National Planning Policy Framework published 27 March 2012, will apply. The proposals have also been considered with

particular regard to the Havant Borough Core Strategy March 2011, Havant Borough Design Guide SPD (December 2011), Emsworth Conservation Area character appraisal (March 2010) and Emsworth Management Plan for Emsworth Conservation Area (March 2010).

5.0 Use / Amount

The existing property has the following gross internal floor areas:

Ground floor: 130 sqm
First floor: 83.5 sqm
Second floor: 36.8 sqm

This application proposes the change of use of the ground floor to a more flexible A1/A2/A3/A4/ A5 use having an overall area of 124.5sqm (GIA).

The application also includes the conversion of uppers and construction of a rear extension to provide the following residential accommodation:

Apartment	No beds	Area (m ²)	Area (ft ²)
1	2b3p	61.3	660
2	2b3p	61.0	656
3	2b3p	61.1	657

In addition appropriate levels of car parking, short and long stay cycle and refuse storage facilities are provided in accordance with the Local Plan requirements.

6.0 Scale.

The existing frontage building is three storeys in height; the top storey being located within the steeply pitched and gabled roof. The rear parts of the building include C20 single storey flat and pitched roof extensions. Adjacent buildings are two and three storey in height.

The application proposes the demolition and replacement of the single storey extensions to the rear in addition to external alterations at upper floor level.

The proposals will include no significant alteration to the scale of the building.

7.0 Layout & Appearance

No. 2 West Street is designated as a building of local interest. The application proposes the retention of the frontage building whilst seeking to reconfigure modest quality single storey elements to the rear. These include a group of masonry and timber extensions and outbuildings of varied age and character. Beyond these the site has a more open character including grassed and concrete hardstanding areas. These are however unkempt. Consequently the rear area

currently has a detrimental impact upon the setting of the grade 2 listed building at No. 1 West Street.

In conjunction with the above, the application proposes the change of use of the class A4 ground floor to a more flexible use for any purpose within the use classes A1, A2, A3, A4 & A5. The proposals also include extending and infilling parts of the property to the rear at ground floor along with conversion and extension of the uppers to form a total of three apartments.

The existing single storey elements to the rear are of modest quality. The application proposes the separation of residential and commercial uses, restricting the commercial use to the frontage area only whilst the newly created residential element will benefit from independent rear access and amenity.

It is proposed to replace the rear brick, timber and rendered single storey elements with a new single storey flat roofed extension comprising commercial area and two bed apartment. A timber roofed yard area serving the commercial unit is provided to the rear. The two bed apartment will include rear open lightwell providing light and access to the second bedroom and kitchen. A new access and staircase serving the two upper floor apartments is provided running centrally under a pitched slate roof.

The creation of the upper floor apartments will involve minimal partition alteration in order to achieve the accommodation

Proposed external materials will include painted render elevations, high performance roof membrane to flat roof areas and slate roofing to the new stair access. Windows and doors are to be painted timber.

External alterations will include 2No. Velux conservation rooflights, set back between the frontage gables.

The garden flat boundary will include a mix of brick walling with timber infill panels providing improved delineation of garden space and communal passage serving the upper floor apartments. Remaining boundaries will be as existing.

Residential refuse and cycle storage facilities are included to the rear. For waste collection purposes, a hardstanding area is provided alongside the rear entrance.

The relationship between the residential and commercial uses has been considered and the proposals seek to ensure that there is no impact upon the residential amenity.

Commercial unit waste storage is to be located to the rear of the unit within a roofed yard enclosure with servicing and collection from the frontage.

The application does not include the provision of air conditioning /ventilation plant which, due to the flexible nature of the proposed application use, would need to be the subject of a separate future application if required. Suitable mitigation in lieu of potential noise and odours would be required.

In addition appropriate acoustic separation measures between commercial and residential upper floor uses would be required and covered under Building Regulations requirements.

A car parking court comprising 3No residential parking spaces, is to be provided to the rear of the site in similar location to that which currently exists.

8.0 Conclusion

The proposals have been considered with particular regard to National and Local Plan policies.

The proposed redevelopment of the site will improve both the function and appearance of the building and associated land which is located in close proximity to a grade 2 listed building.

The proposals would be appropriate in terms of design and appearance in relation to the recipient building and surrounding area and will maintain, reinforce and enhance the character and quality of the Conservation area, whilst improving the setting of the adjacent listed building.

The reconfigured ground floor and proposed opportunity for change of use will provide a commercially more viable operation without having a detrimental effect upon its efficiency,

In regard to local policy considerations, the proposal is:

- a) well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding Conservation Area;
- b) It would not result in significant loss of privacy, outlook, daylight/sunlight or amenity to neighbouring properties;
- c) It takes account of the existing space around buildings and the character of the area.