

DESIGN AND ACCESS STATEMENT

Proposed Replacement Kitchen Extract & New Air Intake.

The Brewery Bar (ph)

Winchester St, Botley, Southampton, SO30 2AA

SITE APPRAISAL

The property is a licensed public house to the east of Botley, an historic village in Hampshire. The village was once described as "the most delightful village in the world" by 18th century journalist and radical politician William Cobbett. The village was developed as a natural crossing point for the River Hamble, and received its first market charter from Henry III in 1267. The village grew on the success of its mill, its coaching inns, and more recently strawberries.

The property, is a well established public house, on the B3354 main road into Botley– along the walking paths. With main travel links and train access from nearby Botley Station.

The property consists of the public house, with small car park to the north, and external seating area to the rear of the property. The proposals are modest in simply replacing the kitchen extract, and air intake unit – to the flat roof, of the existing single storey rear extension.



Photo looking Southeast, showing the external front elevation area.



Photo showing the front elevation of the pub.



Photo showing the rear kitchen area, and extraction unit to be replaced

PROPOSAL.

The proposals are modest in simply replacing a kitchen extract and air intake.

External alterations include the new air intake & kitchen extract. [Policy 57 of the Eastleigh Borough Local Plan 2016-2036 \(adopted April 2022\)](#) is applicable here. Whilst the building is of an old vintage, it has received modern additions in the form of a single storey rear extension, and various modern alterations – to replace modern finishes – carpets, the bar survey, and kitchen equipment.

Ensuring high quality design and place shaping

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Eastleigh Borough through:

Policy DM1, General criteria for new development

1. All new development should (as relevant):

a. not have an unacceptable impact on, and where possible should enhance:

- i. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;*
- ii. biodiversity (avoiding significant adverse impacts); and*
- iii. the significance of heritage assets;*

b. make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land;

c. take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area;

d. not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable);

e. include a landscape scheme covering the design and layout of external space;

f. protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network;

g. provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement;

h. incorporate provision for people with disabilities and create accessible communities that cater for all;

i. incorporate design measures to inhibit criminal and anti-social behaviour;

j. incorporate provision for on-site waste management; and

k. include provision for public art associated with new large scale development in accordance with the Council's adopted Public Art Strategy.

The proposals will have a neutral impact on the visual appearance, with the new kitchen air intake and extraction located on the rear single storey element (modern fabric), the new kitchen extract is to an existing position (replacement of existing). The existing access doors are retained & unaltered.

Strategic policy S10, Community facilities of the Eastleigh Borough Local Plan 2016-2036 (adopted April 2022) is also applicable;

Policy DM36, Community, leisure and cultural facilities

1. The development of new community, cultural and leisure facilities and extensions to existing facilities will be permitted within Eastleigh town centre, district and local centres, neighbourhood parades and in the new local centres to be provided as part of the strategic housing sites. Proposals must be of a scale appropriate to the centre.
2. Proposals for such facilities within the urban edge but outside these centres will need to demonstrate that:
 - a. they are readily accessible to the communities they are intended to serve by a variety of modes of transport;
 - b. there is no adverse impact on existing and proposed centres; and
 - c. there are no suitable, viable and available sites within an existing centre or edge of centre location.
3. In the provision of facilities for general community use such as community halls, the Council will seek to ensure that their form and design provides for a range of uses to be accommodated.
4. In the countryside the development of new community, leisure or cultural facilities (other than cemeteries addressed at DM37) will not be permitted other than by re-use of existing buildings in accordance with DM19. Extensions to existing facilities may be permitted subject to DM18.

A Prosperous Place: Economy

Economic development includes:

- Industrial and commercial development in use classes B2, B8 and E(g)
- Retail and other town centre development in use class E
- Certain sui generis uses such as pubs and hot food takeaways

While all employment opportunities contribute to prosperity, some forms of employment also contribute particularly to increasing GVA51, which is a main objective of the PfSH Economic Development Strategy.

The Borough has a reasonably prosperous economy. There is a need to maintain this prosperity and make provision for future growth. Strategic policies S2 and S4 set out the Council's strategy for new employment development by means of allocating new sites, encouraging the regeneration of existing sites at Eastleigh River Side and in Eastleigh town centre, and by enabling a more intensive use of the Borough's employment land and other land that would be suitable for employment-related development.

Whilst the visual and historical impact of the alterations to the building, is negligible– the proposals will improve the kitchen environment, bring the equipment up to modern commercial specification and therefore of benefit to the site in terms of business growth.

STATEMENT OF COMMUNITY INVOLVEMENT.

A public house is classed as a 'community facility' and Local Planning Authorities often seek to retain this type of use. The National Planning Policy Framework (NPPF) further promotes the retention of such uses.

However, the sight of a boarded up public house is all too common and with approximately 8 public houses still closing everyday this sight is likely to increase. The reason for the proposals are in response to the unprecedented impact of the Covid 19 pandemic on the pub, and the need to maximise revenue streams and improve the viability of the business, indeed the property now benefits from new tenants, and with them a new breath of life into the business, whilst recognising they are the new custodians of this important historic site.

Legislative changes

It is important to note that the "use class" of public houses has changed since 1st September 2020. These changes were enacted by the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Community involvement for this scheme and type of proposal, and demonstrated need and benefit is therefore recognised by national level policy changes. Public Houses were previously in the A4 Use Class category but are now in a 'Sui Generis' category of their own – recognising the need for the retention of a pub, and importance of this community facility.

(F2)– LOCAL COMMUNITY USE.

The proposals are for improvements and additions to an existing public house with all existing accesses (pedestrian & vehicular) to be maintained. The pub will provide local community use.

Conclusion

We believe that these proposals are a sympathetic alteration to a potentially successful and vibrant premises within this sustainable area.

The minor nature of external alterations to the building are, we feel, unlikely to make any negative impact. This historic property has adapted in the past to meet such changing requirements, and again needs to carry out minor modifications to align with commercial requirements whilst retaining its valuable historic image and status going forwards.

We respectfully ask the Council to consider this application for approval.