

Monks Brook, 19 Hursley Road, Chandler's Ford, Eastleigh, SO53 2FS

Design & Access Statement

On behalf of: Greene King

Produced by: Design Management Partnership Ltd.



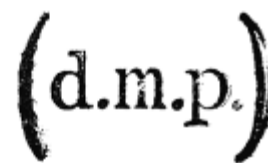
Rev B

(d.m.p.)

Design & Access Statement			
PROJECT	The Monks Brook, Chandler's Ford		
CLIENT	Greene King		
DATE	15.05.26	REV	
JOB No	25.123	DRAWN	RD

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Introduction

This Design & Access Statement relates to the application for the installation of an external TV screen with associated housing fixed to freestanding posts to the West of the existing beer garden of the public house, the Monks Brook, Chandler's Ford for Greene King.

The purpose of the development is to provide a modern, functional display facility that enhances the usability of the outdoor space while remaining sensitive to the character and appearance of the surrounding area. The design has been carefully considered to ensure that the structure is visually appropriate, proportionate, and does not detract from the existing environment.

Location

The Monks Brook is located at 19 Hursley Road on the corner of Park Road. The site is located within the Eastleigh borough.

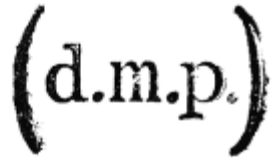
The site is locally listed but not in a conservation area. There is one listed building about half a dozen doors up to the north on the opposite side of the road – Fortune Court, formerly Ford Farmhouse.

The Monks Brook itself is a building of 17th century origin but mainly mid-19th century Tudor exterior, with attractive cast iron lattice casement windows, dormers with heavily projecting eaves and substantial brick chimneys.



Source: GoogleEarth.co.uk

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Design Statement

The proposal seeks consent for the installation of an TV housed within a protective casing and mounted on a freestanding 'goal post' support structure. The siting of the television has been carefully considered within the context of the existing garden layout. The TV is to be located within existing grassed garden, against the West fence line. The garden itself is enclosed by a picket fence, which is set back from the roadside with a footpath between that and the highway, with the position of the TV facing away from the highway.

The specification of the television is an Ernitec 86-inch display (Model No. MPN: 0070-24186-HB3000) with a luminance level of 3000 cd/m². The unit will be housed appropriately to ensure durability and visual neatness, integrating with the surrounding outdoor setting. The design approach has prioritised minimal visual impact and compatibility with the existing use of the site. No additional external speakers are proposed as part of the installation, thereby reducing the potential for noise disturbance and protecting neighbouring amenity.

The proposed installation of the external television is intended to enhance the existing customer offer by extending the availability of sports viewing into the outdoor garden area. Since 2020, there has been a notable shift within the hospitality sector toward the provision of high-quality external spaces, with outdoor facilities becoming an increasingly important and desirable aspect of customer experience.

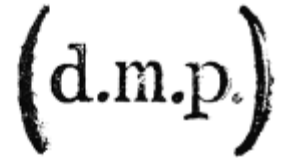
The TV position is sited at the West end of the garden, facing back towards the garden and away from the highway so as not to cause a distraction to motorists. It has been positioned away from the neighbouring property's gardens and does not face towards the apartment block opposite.

At a national level, the proposal aligns with the objectives of the National Planning Policy Framework (NPPF), which supports the retention and enhancement of community facilities such as public houses. The NPPF also promotes sustainable economic growth, particularly where proposals help to maintain the vitality and viability of existing businesses. Overall, the proposal represents a proportionate and policy-compliant enhancement that supports both the operational needs of the business and its continued role within the local community.

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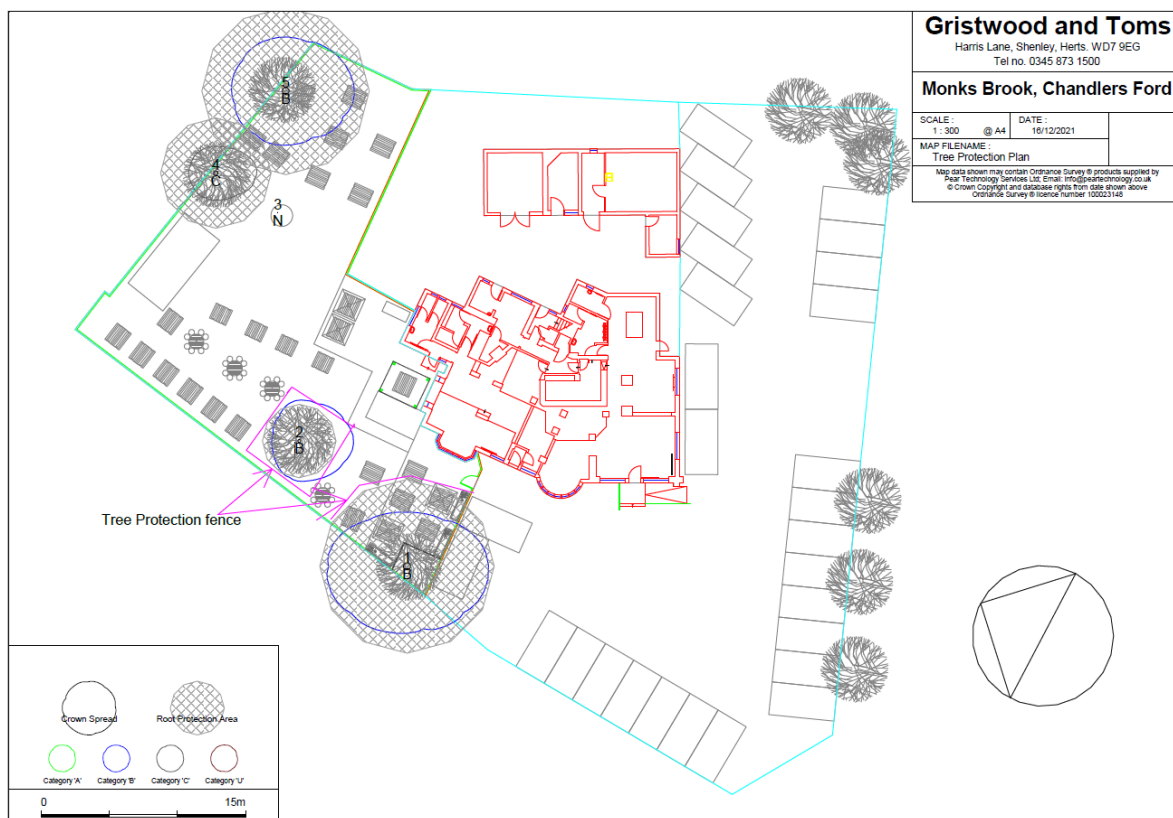
Relevant Planning History

The site has been subject to recent planning activity which is of direct relevance to the current proposal. Planning permission was granted under Application Reference **F/22/93097** for *new timber pergola with roof tiles and new festoon lighting*. The permission was granted on 18th November 2022.

This approved development established the principle of enhancing the external garden area to support its use as an outdoor amenity space. The introduction of structures and lighting demonstrates that the local planning authority has previously accepted the appropriateness of sympathetic additions within this setting. However, this proposal has not been fully implemented. The festoons have been installed but the full roofed pergola structure has not.

The current proposal for the installation of an external television fixed to posts is considered to be in keeping with, and complementary to, these previously approved works. It represents a minor and logical extension of the established use of the garden area, further supporting its function without resulting in significant additional impact on the character or amenity of the site or surrounding area.

As part of the previous application, a detailed tree survey and report was produced. The proposal for the position of the TV takes into account the route protection zones to these trees and avoids these areas.

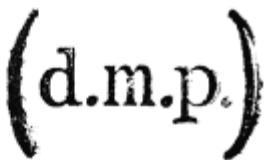


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Plan of previously approved works

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Photographs

Taken from Google Maps



Photograph showing position of proposed location for TV within the existing garden area.



Photograph showing position of proposed location for TV within the existing garden area.. (NB for positioning purposes only – not to size)

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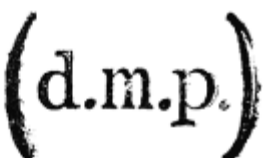


Photograph showing position of proposed location for TV within the existing garden area.. (NB for positioning purposes only – not to size)



Image of TV with housing and posts proposed.

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Use

The proposed development will not change the use of the building.

Layout

No alterations to the existing building interior.

Amount (Density, Scale & Massing)

The scale and massing of the building will remain the same.

Appearance

The overall appearance of the building is to remain the same.

Access

There is no alteration to the access.

Summary

The proposed external television is a carefully positioned addition, set back from the roadside. It is consistent with the established use of the garden, building on previously approved enhancements. Given its location, the installation is not expected to adversely affect residents or contribute to anti-social behaviour. Instead, it will enhance the facilities and customer offer of the public house, supporting its long-term viability in line with the National Planning Policy Framework, which seeks to safeguard community facilities and encourage sustainable economic growth.