

Design & Access Statement

**Planning Submission
The Tichborne Arms
Tichborne
SO24 0NA**

November 2021

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1. Introduction

This statement is in support of a planning submission for a replacement rear single storey infill and relocated vehicular entrance.

The applicants have recently taken over the running of the village public house and are looking at an overall refurbishment and improvement to the popular village facility.

They are a local family and have recently relocated into the residential apartment over the commercial premises. The internal and external improvements include making full use of the existing partly covered rear external area.

2. Site Context

The application site is located in the centre of Tichborne Village on Riverside Farm Lane, located in The South Downs National Park.

The property is a detached thatched building, with large rear garden and parking areas.

The total site area within the red line totals 0.63 acres (0.25 hectares).

The site does not lie within a flood risk area.

3. Planning Policy.

The main criteria's to consider are the statutory development plan The South Downs Local Plan, 2014-2033.

The main purpose of the SDNP designation is to:

- To conserve and enhance the natural beauty, wildlife and cultural heritage.
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

The following policies of the South Downs Local Plan are relevant to this application:

- Core Policy SD2 - Ecosystems Services
- Strategic Policy SD5 - Design
- Strategic Policy SD9 - Biodiversity and Geodiversity.
- Strategic Policy SD12 - Historic Environment.
- Development Management Policy SD22 - Parking Provision.
- Strategic Policy SD34 - Sustaining the Local Economy.
- Strategic Policy SD8 - Dark Night Skies

Policy SD5 of the South Downs Local Plan seeks to ensure that development proposals are of a high standard of design and architecture, with a high quality external appearance that respect the area's particular characteristics. It requires that developments are sympathetic to their setting in terms of scale, height and massing, and their relationship to adjoining buildings, spaces around buildings, and that developments should make a positive contribution to the overall appearance of the area.

Response: The design is to a high standard replacing a poor quality flat roof structure, the design in keeping to the locality. The proposal is sympathetic in terms of scale, height and massing.

The principle of the design is to adopt good quality materials, sympathetic design and scale and size not to dominate the existing buildings.

Policy SD22 Parking.

Response: Parking area to remain as existing but with improved access and compliant sight lines.

Policy SD34 Sustaining the Local Economy.

Response: The public house has previously been operated by the same landlord for many years and in recent months has been closed awaiting new owners. The pub is a key part of the local community providing food and drink to the local population as well as visitors to the South Downs National Park.

In order to ensure the sustainability of the business there is a need to provide improved facilities and as part of the overall refurbishment an improved covered seating area is essential.

The business also provides links to local produce suppliers and essential tourism.

Policy SD8: Dark Sky Policy

Response: Any rooflights to have Low E glazing and all external lighting to meet criteria of the dark sky policy. The details will comply with Dark Skies Technical Advice Note Version 2 dated May 2021.

4. Design Concept Layout.

The proposed design is to replace the existing flat roof covered area in a permanent structure with appropriate heating and lighting to provide a fully functional seating area, covered link to the existing WC facilities and access to the rear garden.

The design to be traditional in form and materials with a pitched roof with slate covering.

The scale is subservient to main building and ridge height in keeping to adjacent outbuildings.

The elevations are designed in a simple palette of materials, generally brick plinth to match existing, and slates to roof and timber posts.

The application is also to provide a relocated access to the parking area. This will allow improved space to the frontage of the main building with new paving and seating, the access will also improve the sight lines to the highway.

5. Sustainability:

The proposal will provide the opportunity to improve energy efficiency of the rear seating area.

The main principles of Renewable energy to be adopted are:

- High levels of thermal insulation to new parts.
- Materials sourcing from local suppliers where possible.
- All timber to be sourced from FSC approved suppliers.
- Construction waste, timing of construction to limit transport.
- Lighting controls and energy efficient fittings.

6. Access Statement

As stated the access to be relocated. Parking to remain as existing with improved pedestrian access to front and rear areas. Additional cycle storage will be provided as part of the works.

7. Flood Risk/ Environmental Investigation.

The site is not located in a Flood Risk Area.

8. Ecology.

The works do not affect any potential areas of ecology.

9. Conclusion

We therefore suggest that this submission is appropriate and essential to the sustainability of this local Public House and trust the application can be supported.

10. Photographs



Main Frontage



Existing Access to be relocated



View to New access position



Existing Access to be relocated to improve frontage



Rear Covered area to be replaced

