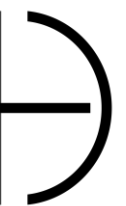


54 Warblington Road

Design and Access Statement

Replacement Dwelling

54 Warblington Road, Emsworth, PO10 7HH



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INTRODUCTION

Helyer Davies Architects have been appointed by a private client to design a replacement dwelling at Seascape, 54 Warblington Road.

The application site has recently been purchased by the applicants, who wish to demolish the existing dilapidated 5-bedroom house and build their forever family home.

The existing house is an Edwardian style dwelling. The Edwardian home has been neglected and left to fall into complete disrepair.

The site occupies a prominent position close to the water and benefits from uninterrupted views down to Chichester Harbour.

BREIF

KEY FEATURES

ACCOMODATION

4 Bedrooms

Open plan living / kitchen / dining

Utility & Plant

Garages

Storage space

Snug

VIEW TO THE
HARBOUR

Balcony

FUTURE PROOF

Flexible spaces

Future lift

OUTDOOR LIVING

SUSTAINABILITY

Solar panels

Heat Pump

Car charging points

Materials
- longevity
- low maintenance
- robust



RELEVANT PLANNING POLICY

NPPF (updated 19 December 2023)
Havant Borough Council Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS12 – Chichester Harbour AONB
Proposals should carefully assess their impact of on the Chichester Harbour AONB and its setting.

CS14 - Efficient Use of Resources

CS15 – Flood and Coastal Erosion

CS16 – High Quality Design
Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax and when design respects local context.

CS17 Concentration and Distribution of Development within the Urban Areas

DM9 - Development in the Coastal Zone

DM8 - Conservation, Protection and Enhancement of Existing Natural Features

DM10 - Pollution

DM13 - Car and Cycle Parking on Residential Development

Havant Borough Local Plan (Allocations) July 2014

AL1 – Presumption in Favour of Sustainability
When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework

DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Chichester Harbour Management Plan (2019 - 2024) Third Review

Policy 1 - Conserving and Enhancing the Landscape

Policy 2 - Development Management
Development outside of the area of Outstanding Natural Beauty, but sufficiently close to the boundary, will not detrimentally impact the character and setting of the protected landscape.

PP03 - Replacement Dwellings and Domestic Householder Extensions

PP09 - Dark Skies

Chichester Harbour Area of Outstanding Natural Beauty Joint Supplementary Planning Document, July 2017

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

PLANNING CONSIDERATIONS

- Principle of development
- Design and impact upon visual amenity/character of the area
- Impact upon the amenity of neighbouring properties
- Impact upon trees and biodiversity
- Drainage implications
- Parking matters
- Nutrient neutrality
- Impact on Chichester Harbour AONB

EMSWORTH NEIGHBOURHOOD PLAN

D1 – General Design Policy

- All new developments and redevelopment proposals across the neighbourhood area should be of high quality.
- The impact of any development, along with any required landscape mitigation measures, should be specified in a Design & Access Statement.
- Development proposals should have regard to the Design Checklist in this plan. Applicants should use their Design & Access Statement to demonstrate how the checklist has influenced the proposal.

D2 – Height, Massing and Materials

- All new buildings should enhance the character of the area and be appropriate in height, mass and materials.
- Other than in exceptional circumstances, new buildings should be no more than three storeys in height, including the use of the roof to provide for up to four floors of useable space.

D3 – Layout, Form and Density

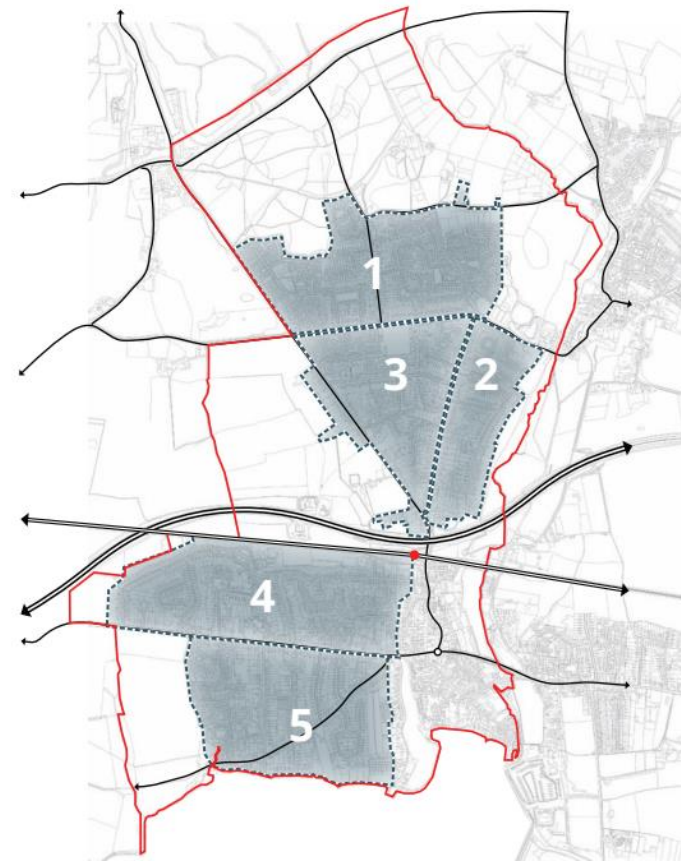
- The layout, form and density of new developments should reflect the historic urban grain of the historic parts of the neighbourhood area and its specific characteristics, unless site specific conditions suggest otherwise.

D6 – Resource Efficiency

- All developments in Emsworth should minimise the carbon footprint of the neighbourhood area through the promotion of good design. This will particularly apply for developments on sites on or adjacent to the Emsworth waterfront.
- Applicants should give consideration to the following issues during the preparation of development proposals:
 - High levels of energy conservation in the construction and use of new buildings
 - Integration of rainwater capture and grey water recycling technologies in new buildings.
 - The use of local building materials
 - The minimisation of the amount of impermeable ground cover to reduce water run-off speeds
 - The use of sustainable on-site energy sources, where applicable, including solar, wind, ground-source heat pumps, biomass
 - The promotion of low CO2 transport options through the provision of electric car charging points
 - The inclusion of solar panels on roofs that can maximise the capture of solar energy will be supported, subject to the appropriate level of heritage and conservation assessment.

D7 – Mitigate Light Pollution

- In any new development, light pollution shall be minimised by use of the lowest light levels compatible with safety, fittings that emit no upward light, low reflectance ground surfaces and use of spillover lighting where possible. This will particularly apply for developments on sites on or adjacent to the Emsworth waterfront
- The use of movement responsive lighting will be encouraged to minimise any unnecessary light pollution.



The application site falls within character area 5 as defined in the Emsworth Neighbourhood Plan:

Residential character area 5

South of Havant Road A variety of mainly individually designed 19th and 20th century houses with some infilling. Extending westwards there are more recent estates of buildings of more uniform design. There are several "colonial" villas set back in large plots of land, particularly on the western side of Beach Road at the southern end. These are of architectural interest and contribute to the character of the area.

RELEVANT PLANNING HISTORY

54 Warblington Road

90/51143/003 – Erection of rear dormer (south elevation) with balcony at second floor, dormer on front(north elevation). – Refused 1990

OTHER RELEVANT PLANNING APPLICATIONS

46 Warblington Road

APP/23/O1078 | Demolition of existing dwelling and replacement with 4No 2bed, 8No 3bed and 3No 4bed dwellings.

The application follows a previously lapsed permission for the construction of 7n° new dwellings on the site, which was originally permitted in 1998. The current application was validated 30th January 2024 and proposed 15 new contemporary detached dwellings on the site. 46 Warblington Road neighbours the application site on the eastern side of Curlew Close.



56 Warblington Road

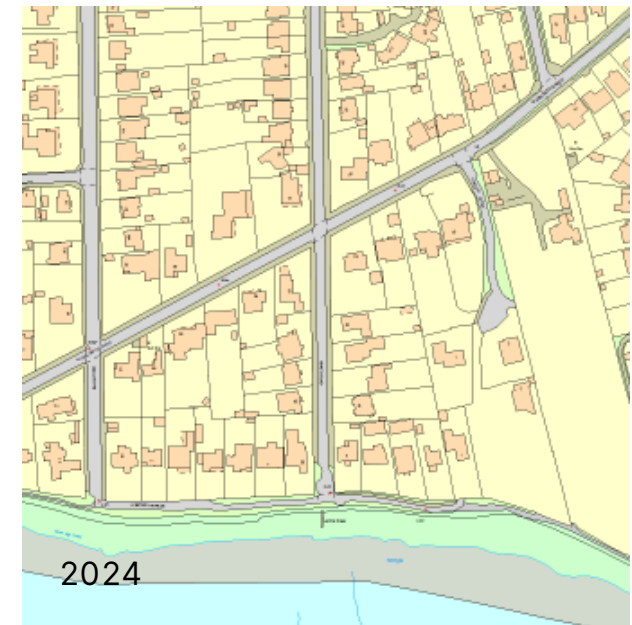
APP/22/00940 - Demolition of existing two storey rear extension; construction of new two storey extension to front of property, two storey extension to rear of property including terraces at first and second floor, amendments at roof level. Associated landscaping to include terrace to side and rear

Currently under construction, the neighbouring property has recently received planning approval for a rear extension with balcony and terraces looking down to the sea.



THE SITE LOCATION

Historic development of the site and surrounding context is shown in the maps below.



Recent development of the site and surrounding context. Due to the desirable location, many properties in the surrounding area have undergone significant changes in recent years. With many of the properties overlooking the harbour being replaced or being developed significantly. As a result, the scale and style of houses in the immediate context varies.

The plot to the east (no° 46) is seeking planning permission for 15 new dwellings, whilst neighbouring property no°56 is also currently extending and renovating the house.

Below are some other examples of replacement dwellings in the surrounding context.



24 Beacon Square – replacement dwelling



61 Warblington Road



Western Parade

THE SITE LOCATION

The site is located on Warblington Road in the small coastal town of Emsworth which sits adjacent Chichester Harbour. The town is a popular destination for both tourists and locals alike. The application site sits outside the conservation area. The town is well served by road, public transport and sits on the South Coast Cycle Route.

Warblington Road stretches from the main road [A259] running through Emsworth down to the water. 54 Warblington Road sits on the southern side of Warblington Road, with views of the harbour over the properties on curlew close, to the south.

The buildings along Warblington Road are residential detached dwellings which vary in age and style. Houses sit on both the north and south side of Warblington Road, with generous plots. Houses are set back from the road, with gated driveways providing off-road parking.

Boundary treatments include mid-height brick walls and hedging, separating and screening properties from the public realm.

The material palette in the area is a mixture of rendered and brick walls with clay hung tiles and elements of timber cladding. The roofs in the area are predominantly clay and slate tiles.

Architectural features include pitched roofs, first floor balconies and dormers.

Curlew close runs adjacent the eastern site boundary; a private road providing access to 3 n° detached houses that site between the application site and the foreshore.

The site is located in Landscape Character Area 25 (LCA 25 – Emsworth Western Suburbs) within the Havant Borough Townscape, Landscape and Seascape Character Assessment. The guidelines reference the strategy to preserve of the special character of the Warblington Road streetscape.



PROW – COASTAL FOOTPATH

THE SITE LOCATION

The site sits more than 100m outside of the boundary of Chichester Harbour Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Protection Area (SPA), Ramsar and a Special Area of Conservation (SAC).

As such consideration has been given to the impacts of any design on the Chichester Harbour AONB, and reference has been given to the Chichester Harbour AONB joint SPD (2017) Design Guidelines. Particular consideration has been given to the materials and proposed levels of glazing, both of which could impact on the AONB.



View from the existing dwelling to the Emsworth Channel



View towards the application site from the PROW

A public footpath runs adjacent the water's edge, it is popular with locals and visitors. The path runs from Emsworth town centre around the harbour and Slipper Mill Pond, past Emsworth Sailing Club and follows the water's edge around the harbour before heading inland towards Warblington. This path makes up part of both the *Solent Way* and *Wayfarers Walk*. Although the application site is set back and is separated from the PROW and foreshore by plots 2 & 3 Curlew Close, the site remains visible from the foreshore and also benefits from fantastic views across the Harbour.



POLICY 2 - DEVELOPMENT MANAGEMENT

Development outside of the area of Outstanding Natural Beauty, but sufficiently close to the boundary, will not detrimentally impact the character and setting of the protected landscape.

Larger replacement dwellings will require careful thought about siting, silhouette, facing and roofing materials, including their colour and shade, height, massing and articulation, particularly of roof lines.

MATERIALS

The use of predominantly darker tones and matt finishes can ensure that the building 'blends into' its setting. This can be particularly important in minimising impact.

GLAZING

The visual impact of glazing, in particular the issue of reflection, is a key concern in the AONB.

- Consideration needs to be given to the size, quantity, colour and style of all proposed glazing. As well as any impact regarding dark skies.
- The use of brise soleil, louvres, overhanging eaves and canopies can help to reduce the impact of glazing and reduce solar gain.

SITE ANALYSIS

AONB & PROW

The site is visible from the PROW and the foreshore, as such proposals will need to respond to the context of the AONB.

Access

Gated driveway on northern site boundary, off Warblington Road.

Boundary Treatment

A 1.8m high brick and flint wall runs along the northern and eastern boundaries separating the site from the public realm. This wall along with the existing planting on the site provides screening and privacy.

1.2m high post and rail fence runs along the southern site boundary, affording the property with uninterrupted and protected views of the harbour.

Aspect

Rear of the existing dwelling is south facing and prioritises views down towards the water. The existing dwelling looks out over the Emsworth Channel and out towards Thorney Island.

Existing house

The existing house is in disrepair. The existing dwelling is a large two storey dwelling with pitched roof and glass covered veranda to the rear. The existing house is finished in render and is painted in a cream/yellow colour with a slate roof. GIA is approximately 303m²

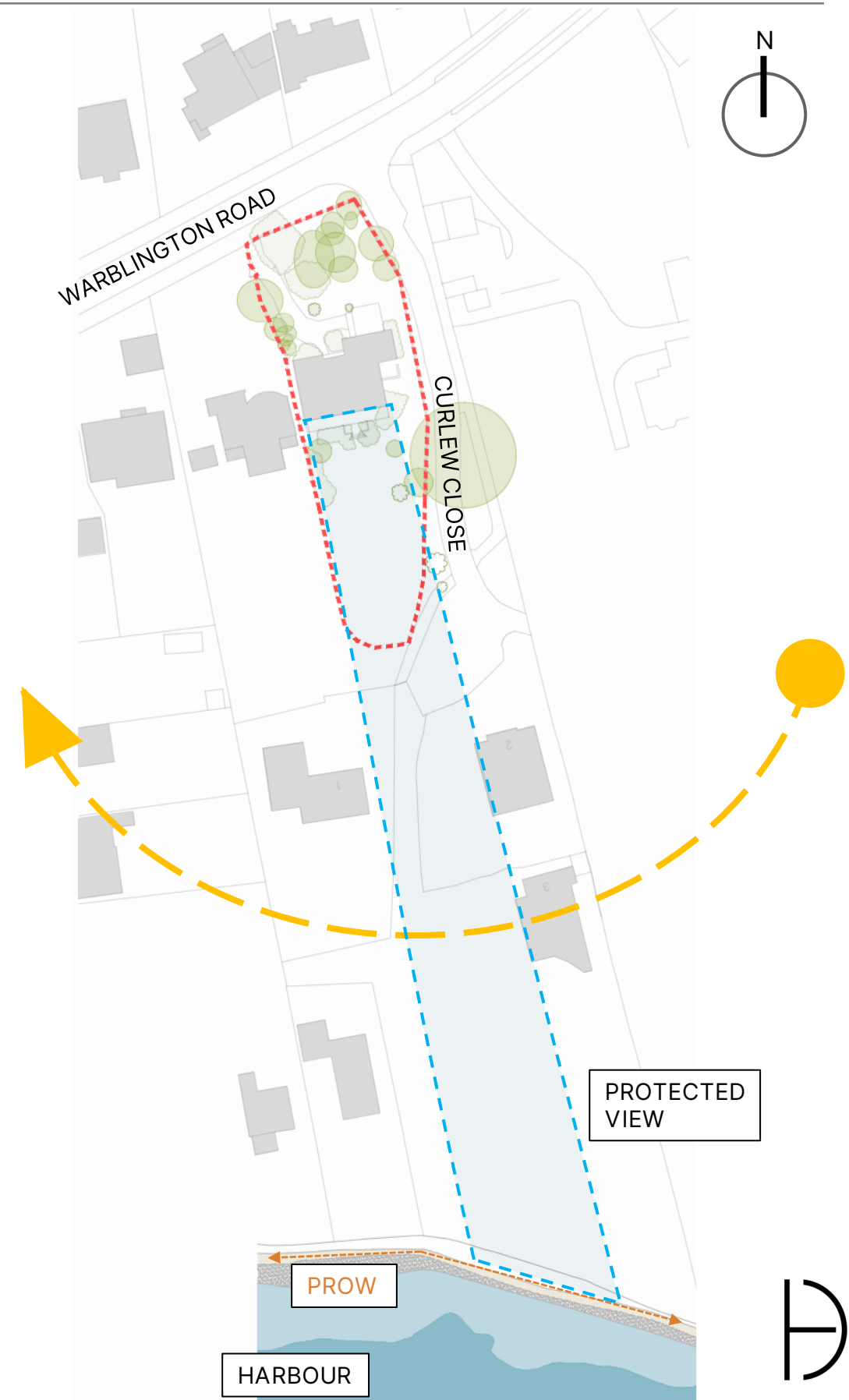
Landscape

To the front of the plot, a variety of trees, shrubs and natural vegetation help screen the property from the public real and also afford the site with a degree of privacy.

To the rear of the property the garden is open with a few small shrubs. Affording the property with an uninterrupted view and lots of natural light.

Site

The site covers approximately 1540m², of which the current dwelling footprint (excluding the car port) is 213m² (approximately 14% of the plot).



SITE ANALYSIS

Photographs showing the site within the context of the surrounding area.



Photographs showing the existing dwelling within the context of the application site.



FLOOD RISK

The Environment Agency is responsible for managing the flood risk from rivers and the sea. The flood zones are based on a location's chance of flooding from rivers or the sea in any year. Flood Zone definitions:

Flood zone 1

Locations in flood zone 1 have a low probability of flooding. This means in any year land has a less than 0.1% chance of flooding from rivers or the sea.

Flood zone 2

Locations in flood zone 2 have a medium probability of flooding. This means in any year land has between a 1% and 0.1% chance of flooding from rivers and between a 0.5% and 0.1% chance of flooding from the sea.

Flood zone 3

Locations in flood zone 3 have a high probability of flooding. This means in any year land has a 1% or more chance of flooding from rivers, or a 0.5% or more chance of flooding from the sea.

The application site sits within Flood Risk Zone 1. The Environment Agency data suggests that there is a very low risk of flooding at this area (less than 0.1% each year) due to either sea and rivers or surface water. The planning documents for the proposed dwelling at 54 Warblington Road, will therefore, not require a full Flood Risk Assessment.

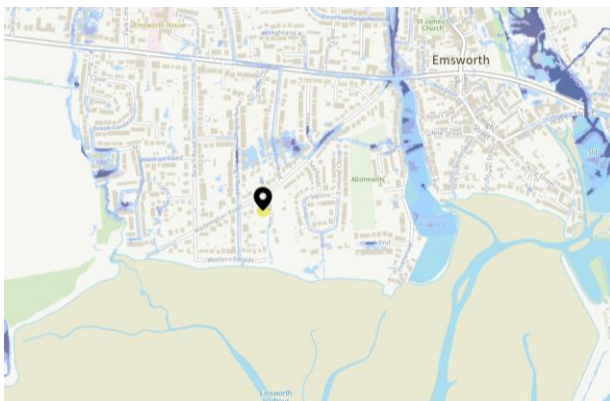
Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information. The LLFA for the site is Portsmouth Council.

RISK OF FLOODING DUE TO SURFACE WATER

The site sits in an area that is considered to have a very low risk of flooding due to surface water.

The flood risk summary reports the highest risk from surface water within a 15 metre radius of this property.

Very low risk means that this area has a chance of flooding of less than 0.1% each year.



Flood Risk from Surface water – [check-long-term-flood-risk.service.gov.uk].

Extent of flooding from surface water

● High ● Medium ● Low ○ Very low ⊕ Location you selected

FLOOD RISK MAPS



Flood Risk from Rivers & Sea – [check-long-term-flood-risk.service.gov.uk].



Future flood risk map due to climate change. The purple line indicates the future flood risk.

The map shows that there will be no impact to the proposal.

Information provided by HBC at pre-app

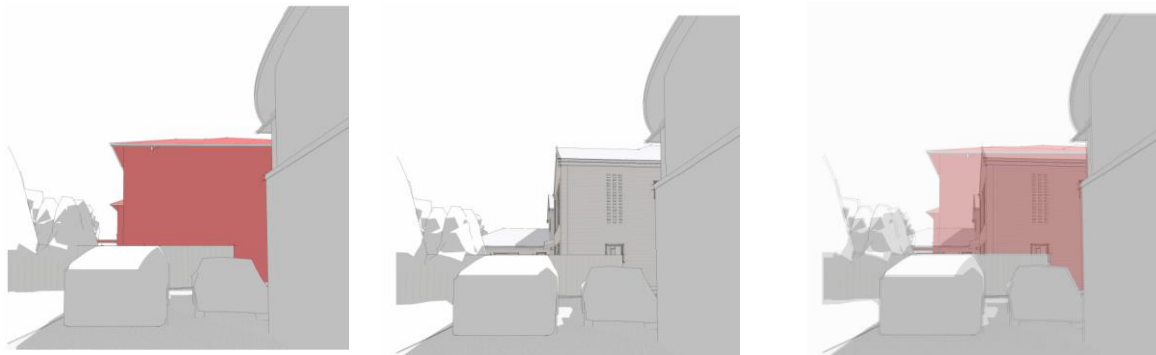
BUILDING LINE ANALYSIS

The central main mass of the houses now align, and secondary elements sit forward of the main building line (to the north/south)

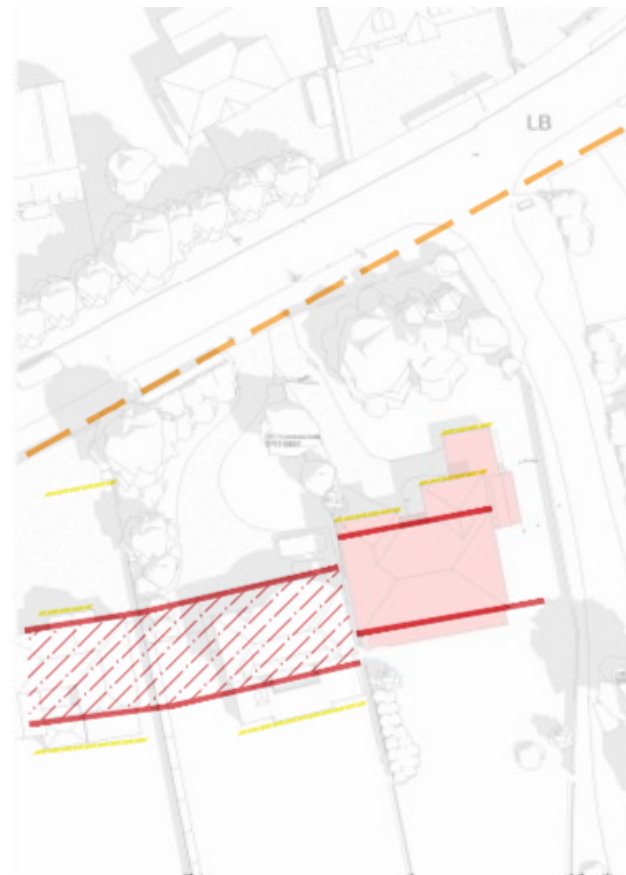
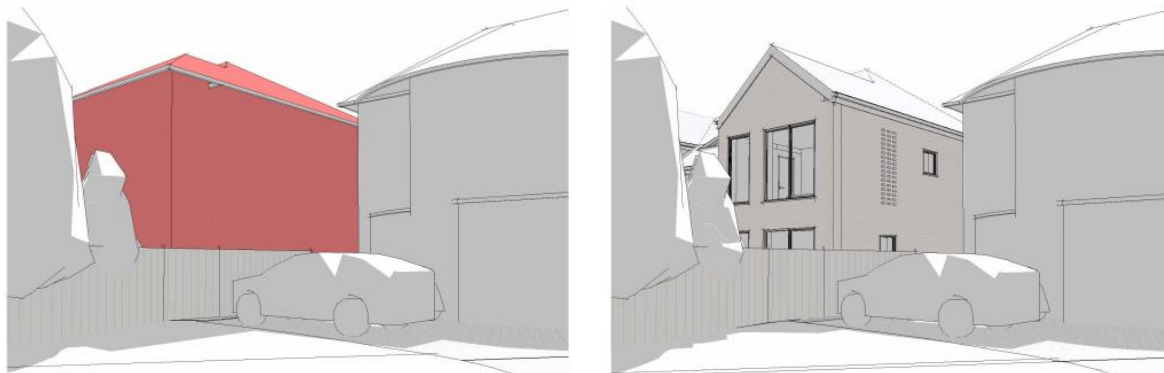
The existing dwelling has a carport to the front of the dwelling in the same position as the proposed garage. N° 58 also incorporates a garage/carport to the front left-hand side of the plot (that sits forward of the building line.)

The existing house sits approximately 7m forward of dwelling at number 58 (closer to Warblington Road) and in combination with the proximity to the boundary, the existing house appears very prominent from the neighbouring property.

The position of the proposed new dwelling sits better within the building line and will appear much less dominant/overbearing.



View from n°56. Comparing the existing and proposed dwellings impact on the neighbouring property.

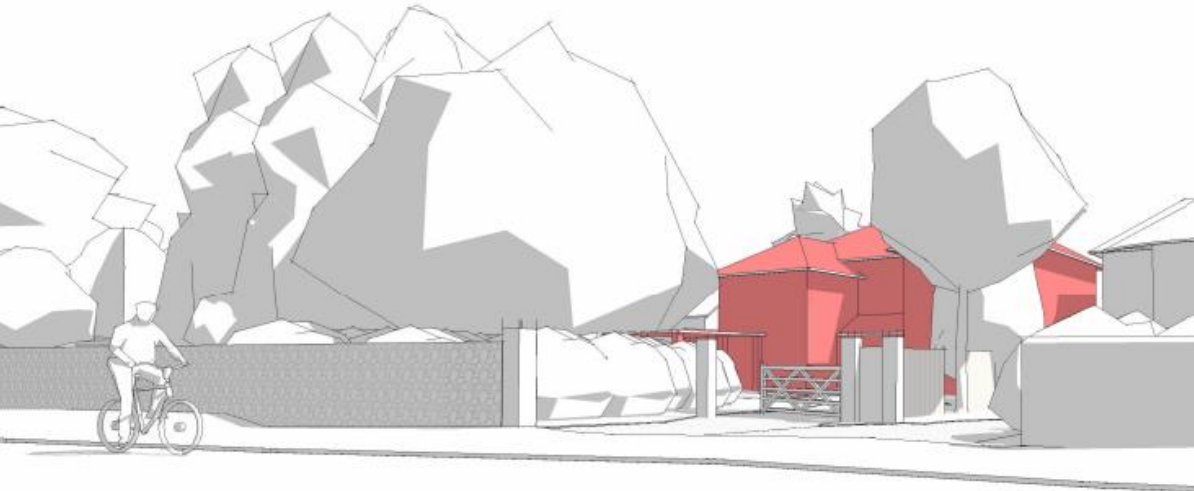


Existing dwelling within the building line

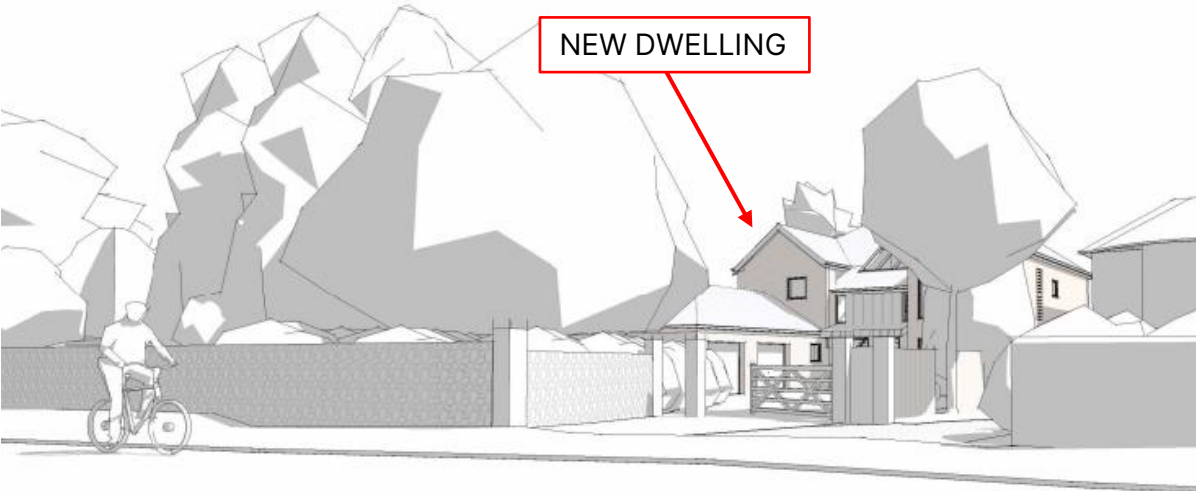


Proposed dwelling within the building line

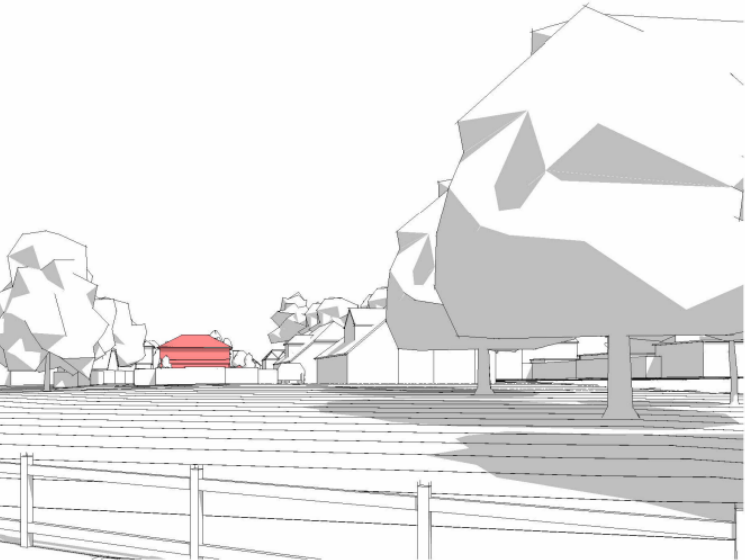
PROPOSAL WITHIN CONTEXT



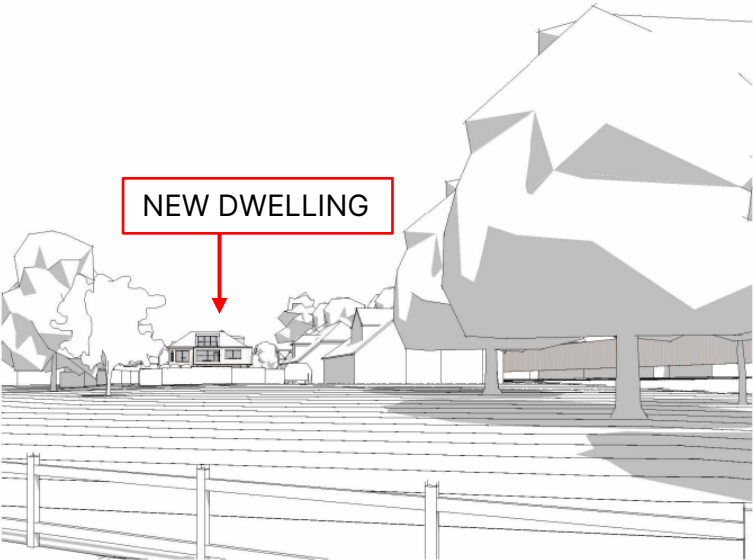
Existing dwelling within the street scene



Proposed dwelling within the street scene



Existing view from Sultans Way (PROW) and Chichester Harbour



Proposed view from Sultans Way (PROW) and Chichester Harbour

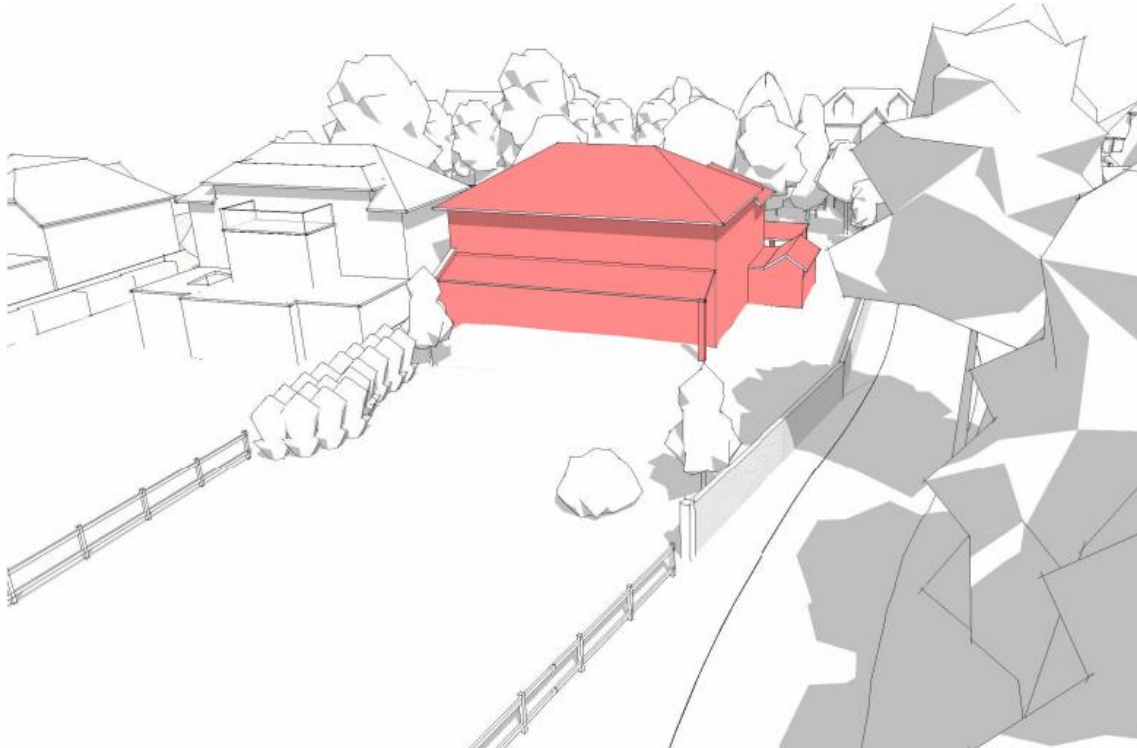
Although not within the AONB, their guidelines for new dwellings have been considered during the design process. CHC guidelines suggest that the silhouette of the building not increase by more than 25% and the footprint not increase by more than 50%. The proposed dwelling will be visible from the harbour, and it falls within these guidelines.

	Existing	Proposed	increase	CHC max limit
Footprint	205.4	252.7	23%	50%
Side Profile	125.4	146.3	17%	25%
Rear Profile	135.3	150.2	11%	25%

PROPOSAL WITHIN CONTEXT



Birdseye view looking towards site from Warblington Road (north-east)



Birdseye view looking towards site from (south-east)

THE PROPOSED DESIGN

USE

The use of the proposed new dwelling is to remain as a (C3) residential.

APPEARANCE

The proposed dwelling is traditional in form, featuring elements including a pitched roof and gable ends, whilst also incorporating a more contemporary aesthetic to the rear of the dwelling, taking advantage of the views across the harbour and connecting to the open garden space.

The north elevation as viewed from Warblington Road is particularly traditional in appearance and is within keeping of its context. The proposal is appropriate in terms of height, mass and materiality. It is in line with the Emsworth Neighbourhood Plan.

Existing trees, planting and boundary treatments afford the dwelling with additional privacy.



Proposed dwelling viewed from the driveway entrance off Warblington Road

The siting of the proposed dwelling ensures that there is no impact on the outlook for neighbouring dwellings, however the proposed dwelling will be built to a high standard with a high-quality external finish. It will dramatically improve the neighbours outlook, replacing the currently neglected building.



Proposed dwelling viewed from the rear of the property (Curlew Close)

LAYOUT

The primary living spaces are positioned to the rear of the house whilst secondary service spaces and circulation spaces are positioned at the street fronting side of the house. This provides the occupants with more private spaces as well as maximising the views to the harbour and create connections to the garden.

The kitchen, dining and living room span across the rear elevation at ground floor and open out into the garden creating light and airy living spaces that flow between inside and outside, connecting with nature.

The northern ground floor space, houses a central staircase and entrance hall off which a study, storage cupboards, and w/c can be found.

A garage forms a single storey element, located to the north-east of the dwelling and is accessed via the kitchen and utility room.

The first-floor houses a master suite (formed of a dressing room, bedroom and ensuite and balcony) which runs along the southern elevation and looks out over the harbour. There are also 3 additional bedrooms, an ensuite and family bathroom.

At second floor a 5th bedroom & ensuite, sit within the roof space. A large dormer window on the south side of the roof provides access to a small balcony that overlooks the harbour.

AMOUNT & SCALE

Ridge height – The proposed ridge of the main ridge sits approximately 400mm higher than the existing dwelling. However, the two gable ends at the front of the dwelling sit 1.3m lower and help to reduce the mass of the building to the front of the site.

The majority of the accommodation is spread across ground and first floor, although the proposal also incorporates a bedroom within the roof space at second floor, and a dormer provides access to a small balcony. A similar design recently received planning permission on the adjacent property at n° 56.

The siting of the proposed dwelling ensures that there is no impact on the outlook for neighbouring dwellings, however the proposed dwelling will be built to a high standard with a high-quality external finish. It will dramatically improve the neighbours outlook, replacing the currently neglected building.

The massing of the house is similar, in regard to both mass and form, to the existing house.

The house sits slightly further away from the western boundary than the existing dwelling.

AREAS

Existing dwelling footprint:	205.4m ²
Proposed dwelling footprint:	252.16m ²
Footprint percentage increase:	23%



Ridge heights within the immediate context

MATERIALS

The proposed dwelling is to be constructed of high-quality materials. Wherever possible, materials will be locally sourced and have a low embodied carbon. The use of local materials also enriches the way in which the house relates to the surroundings, improving its sense of place.

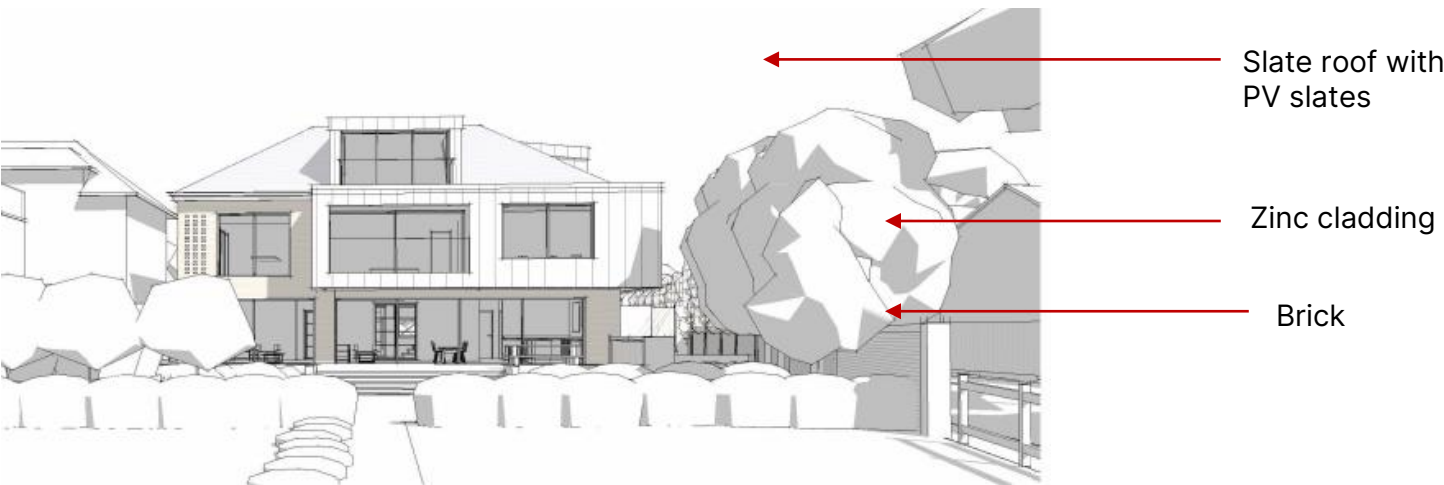
The proposed external material palette includes:

Walls: Brick

Roof: Slate with photovoltaic slates incorporated within the roof

Windows: Anodised windows

Dormer & Feature 'Box' : Zinc cladding



MATERIALS IN THE SURROUNDING CONTEXT

The material palette in the area is a mixture of rendered and brick walls with clay hung tiles and elements of timber cladding. The roofs in the area are predominantly clay and slate tiles

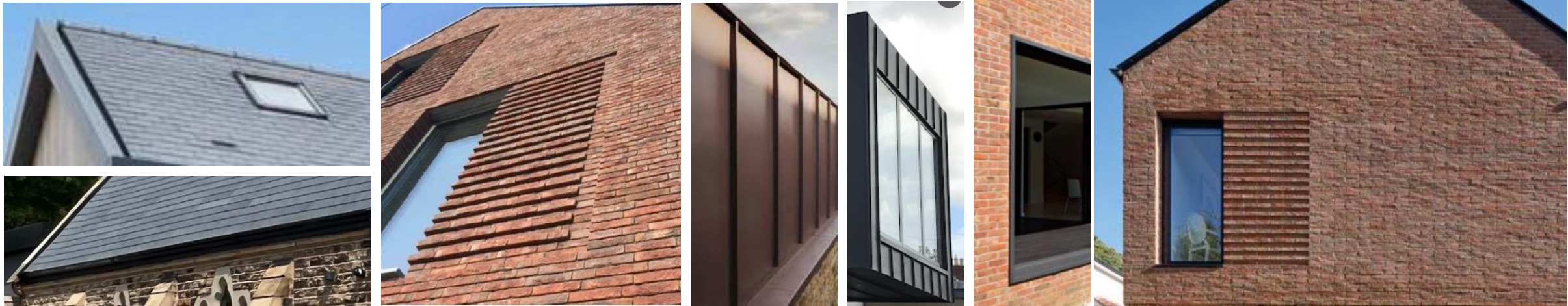
AONB

In response to the Chichester Harbour Design Guildlines, the proposed materials are in muted tones so as to not stand out within the harbour landscape. This is a significant improvement to the existing dwelling which is finished in a light-coloured render.

MATERIALS - BRIEF

- Low Maintenance & Robust
- Resilient to marine/salt environment
- Contemporary style whilst referencing traditional materials found in the surrounding context.

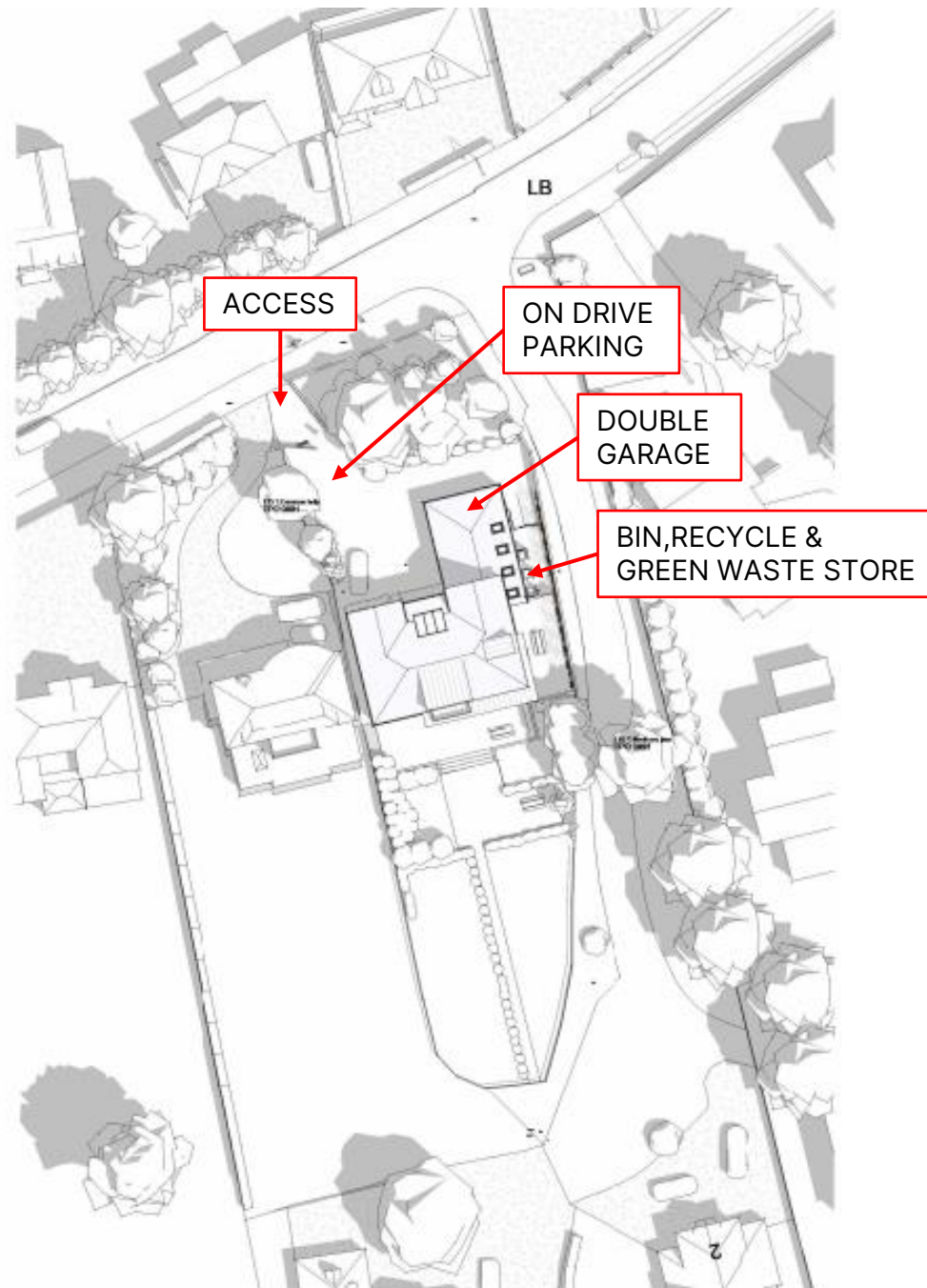
MATERIALS MOOD BOARD



ACCESS & PARKING

The design proposes a double garage with additional parking available on the driveway. The proposal provides 2 n° electric car charging points.

Access to the site is as existing.



PARKING SUPPLEMENTARY PLANNING DOCUMENT

C3 Dwelling providing 4 bedrooms, or more is to provide a minimum of 3 n° parking spaces.

The Emsworth Neighbourhood Plan states that new development should give consideration to the promotion of low CO2 transport options through the provision of electric car charging points.

Minimum 3 n° cycle spaces to encourage use of sustainable transportation.



LANDSCAPE

TPOs

2n° TPO trees within immediate proximity of the proposals. TPO 0891
An arboricultural survey has been undertaken and the TPO trees as well as other trees on the site are indicated on the site plan.

The TPO trees are:

T15 - Common Holly (Category U)

T16 - Monterey Pine (Category A1)

The proposals have been designed taking the root protection areas for the trees into consideration.

ECOLOGY

An ecological survey has been undertaken and is attached.

DARK SKIES

Whilst the proposal incorporates several roof lights, they will be fitted with automatic electric blinds to minimise any impact.

All external lighting is to be PIR



SUSTAINABILITY

The proposals have also been designed to include locally sourced materials, with a long lifespan, where possible, aiming to support local suppliers and reduce carbon emissions from transport.

All walls and roofs will be detailed in the technical design stage to reach the minimum u value requirements as per the building regulations, at the very least.

The proposals incorporate areas of glazing to take advantage of views and natural daylight, reducing the need for artificial lighting. This also aims to provide a lighter, healthier environment within the house.

All new lighting will be LED to minimize power consumption.

Sustainable drainage will be achieved through use of a soakaway.

Solar PV slates with battery storage

Heat pump (Air source & Ground Source)

The feature 'box' overhangs the ground floor and provides summer shading

2 x Electric Car charging points



PRE-APP RESPONSE

Chichester Harbour Conservancy

Site Location: 54 Warblington Road, Emsworth, PO10 7HH

Re: Demolition of existing dwelling and construction of replacement.

Ref: CHCPREAP 24/06 EMS

Date response received: 01/07/2024

- The CHC commented that officers have no objection with the replacement dwelling but requested that a more detailed review of the existing house and justification as to the approach to re-build rather than refurbish the Edwardian dwelling be provided.

Please see the submitted existing house analysis

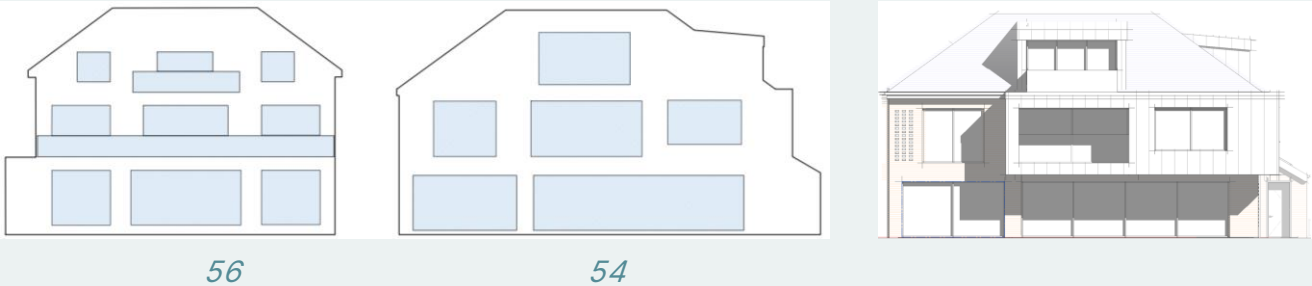
- Improving the carbon footprint of the dwelling is considered to have some 'public benefit' and the new dwelling would have a well-designed architectural composition, apart from the observations below.

- The adjustment of the roof to incorporate a large rear facing dormer window, whose flat roof would be contiguous with the higher main roof ridge line

- The proportion of glazing to each relative part of the rear elevation is considered excessive.

Following the recent planning approval at the adjacent property n°56, the % of glazing on the southern elevation of n° 56 is 45.7%

The proposed % glazing being on the southern elevation of n°54 is less than that on the neighbouring property at 42%



The proposed feature 'box' overshadows the ground floor and will minimise the impact of any glazing

- The use of corten steel facing material, which, although of muted appearance, is considered to be an alien building material within the context of adjoining dwellings.

We have taken this comment into consideration and have replaced the proposed Corten with zinc. There are multiple examples of where zinc has been used on water fronting properties around Emsworth.

PRE-APP RESPONSE

Havant Borough Council

Site Location: 54 Warblington Road, Emsworth, PO10 7HH

Re: Demolition of existing dwelling and construction of replacement.

Ref: GEN/24/00632

Date response received: 20/07/2024

1. Principle of Development - The site falls within the urban area. Therefore, the principle of a replacement dwelling on the site is acceptable subject to the usual development control criteria.
2. The impact on the character and appearance of the area/AONB Policy CS12 of the Core Strategy, requires amongst other matters, that development will conserve and enhance the special qualities of the Chichester Harbour AONB. The proposed site is outside of the Chichester Harbour AONB and separated some distance from the Harbour's ecological designations by development to the south and a public footpath. The proposal is for a replacement dwelling of a contemporary nature, in contrast to the more traditional character of nearby properties, although a number of these established properties have been updated to provide a more contemporary appearance. Also, with regards to Fowley Cottage to the east, when previously proposals were refused for this site, they were of a contemporary design and not refused on such grounds. Therefore, the proposed contemporary design, with appropriate materials would not be out of keeping with the character and appearance of the area, or adversely impact on the AONB.
3. The impact on residential amenity The proposal replaces an existing residential dwelling, so there would be no existing element of overlooking of neighbouring gardens particularly to the west and south. As to the development in the roof, this would need to be assessed at the application stage and the impact of overlooking onto neighbouring properties.
4. Impact on trees There are mature trees to the front of the site, with trees the subject of a Tree Preservation Order along the west boundary.
5. Impact on ecology I note that you are awaiting a report back regarding Bats & Ecology, with their assessments to form part of the application.
6. Flood Risk The site currently falls within Flood Zone 1, with a small area to the rear at risk from climate change i.e. Flood Zone 2 and 3. As the site is considered to be at risk from future flooding a Flood Risk Assessment should accompany the application.
7. Access & parking 3 spaces would be required for the proposal to comply with Havant's Car Parking SPD. I note the double garage to the front, with sufficient space within the site to comply with this requirement. Cycle and bin provision should also be shown on any application.