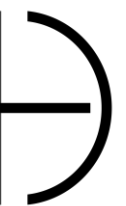


54 Warblington Road

Existing House Analysis

Replacement Dwelling

54 Warblington Road, Emsworth, PO10 7HH



INTRODUCTION

This statement supports the planning application for the demolition of an Edwardian villa located in Emsworth.

The following document presents:

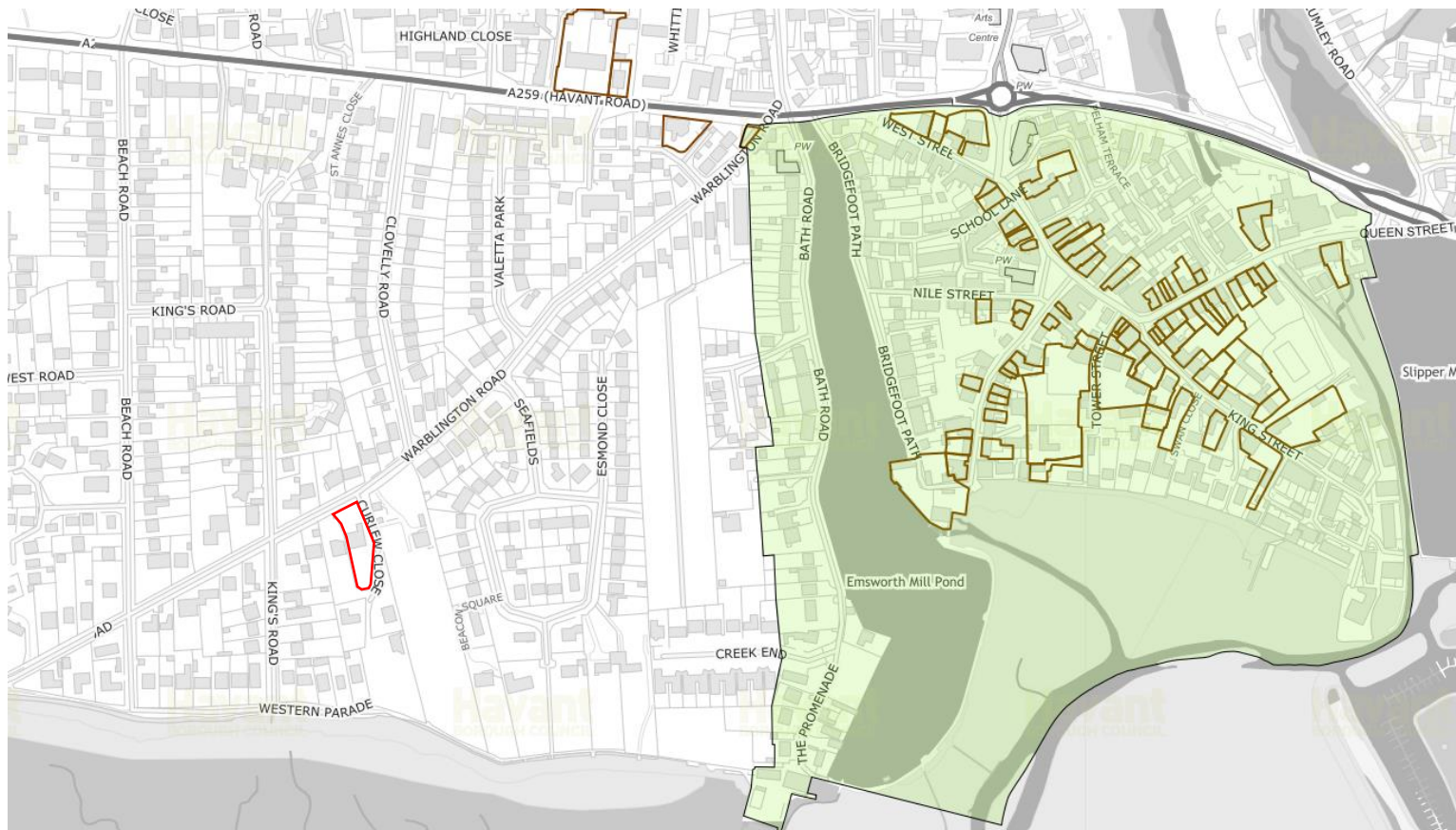
- The location of similar designated and non-designated heritage assets within the surrounding context
- A historical development of the application site (& wider area) through the results of historical mapping and a review of relevant background information.
- An architectural analysis of the existing house.

Local Context

The map below shows the application site in relation to the conservation area and all nearby listed buildings.

The Emsworth Conservation Area sits to the east of the site and encompasses the historic core of the town. All but four of the Listed Buildings (as seen bellow) lay within the conservation area, with the exceptions fronting onto Havant Road (A259).

All the listed buildings are at such a distance that neither they, nor the setting of the conservation area will be impacted by the proposals.



The site lays within residential character area 5 in the Emsworth Neighbourhood plan; as described below:

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

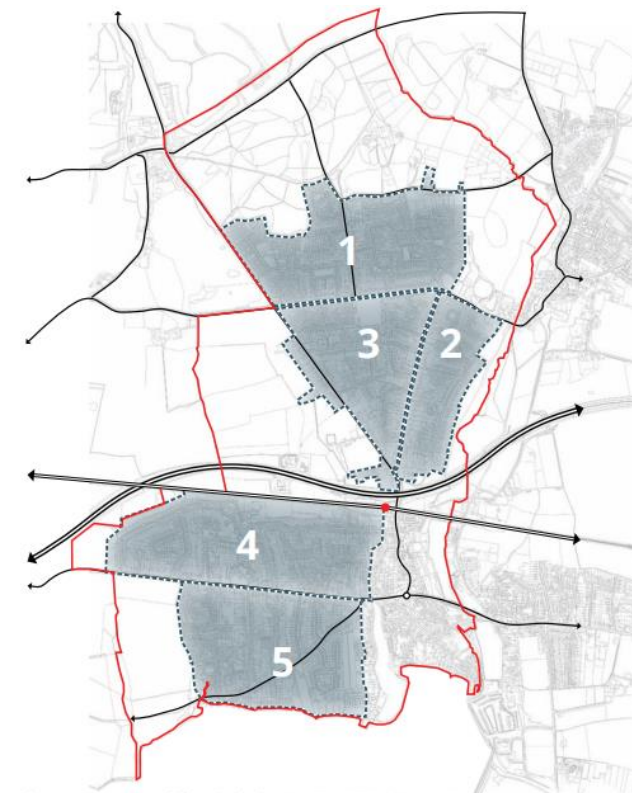


Figure 13 — Residential Character Areas

Local Context



Whilst it is noted that some of the Edwardian villas, particularly on the western side of Beach Road, are of architectural interest and contribute to the character of the area, the house at 54 Warblington Road has been altered to such an extent and is in such a state of disrepair that it no longer represents the original house and is no longer a good example of an Edwardian villa.

As such the dwelling can no longer be considered of particular architectural interest or seen as a positive contribution to the area.

There are many better examples of Edwardian style villas in the surrounding area as the adjacent photos show. The houses identified better represent houses from the Edwardian era.

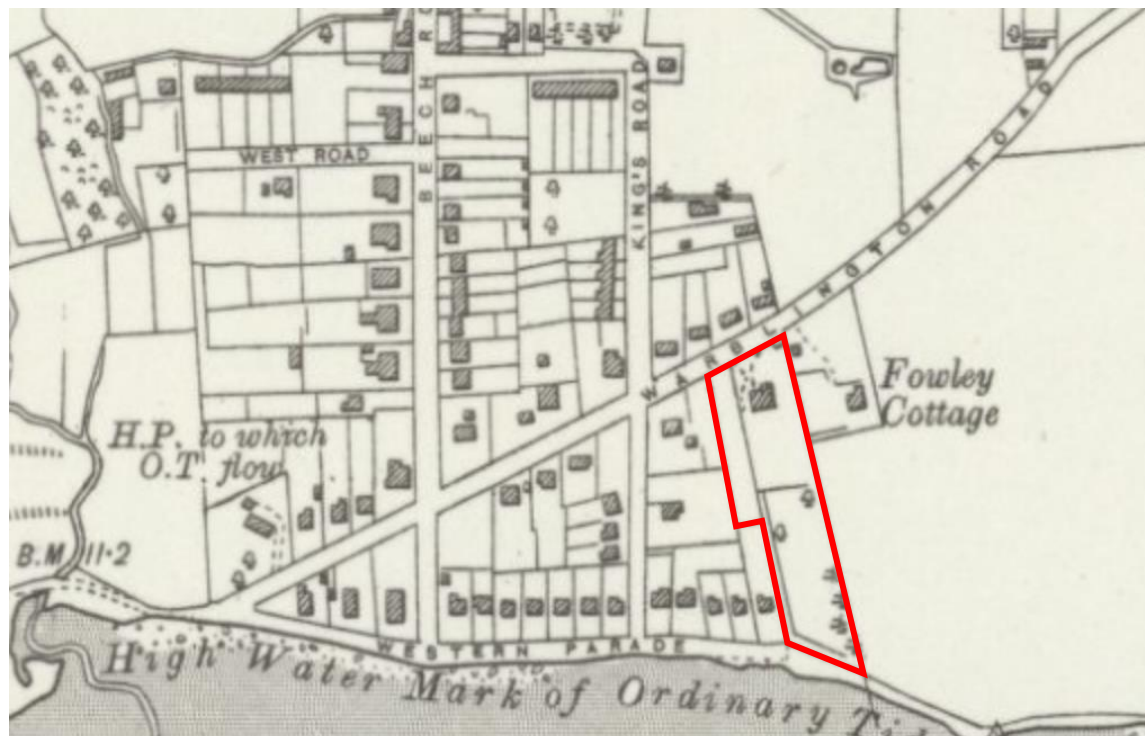
SITE DEVELOPMENT



1910 map does not Show 54 Warblington Road.

Strictly speaking the Edwardian Period was 1900 to 1910. Although the period is often referred to as ending with the outbreak of 1st World War [1914]

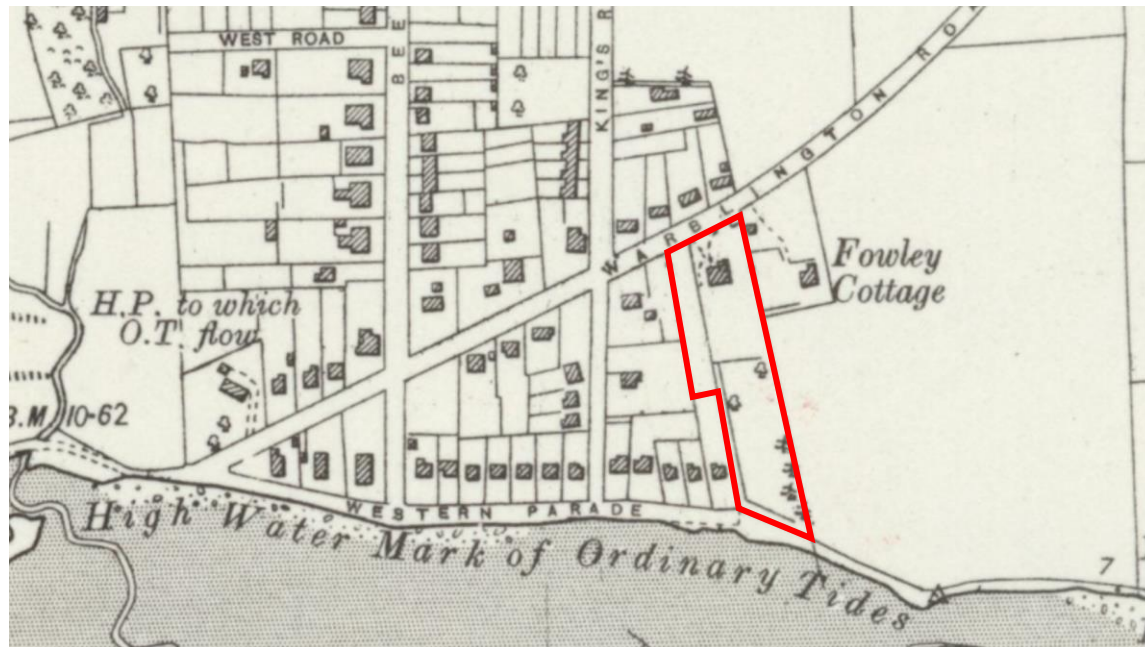
Sussex Sheet LX.NW
Revised: 1910, Published: 1914



1930s map shows 54 Warblington Road as built.

The house appears separated from the Harbour with trees / Orchard and a fence/ boundary.

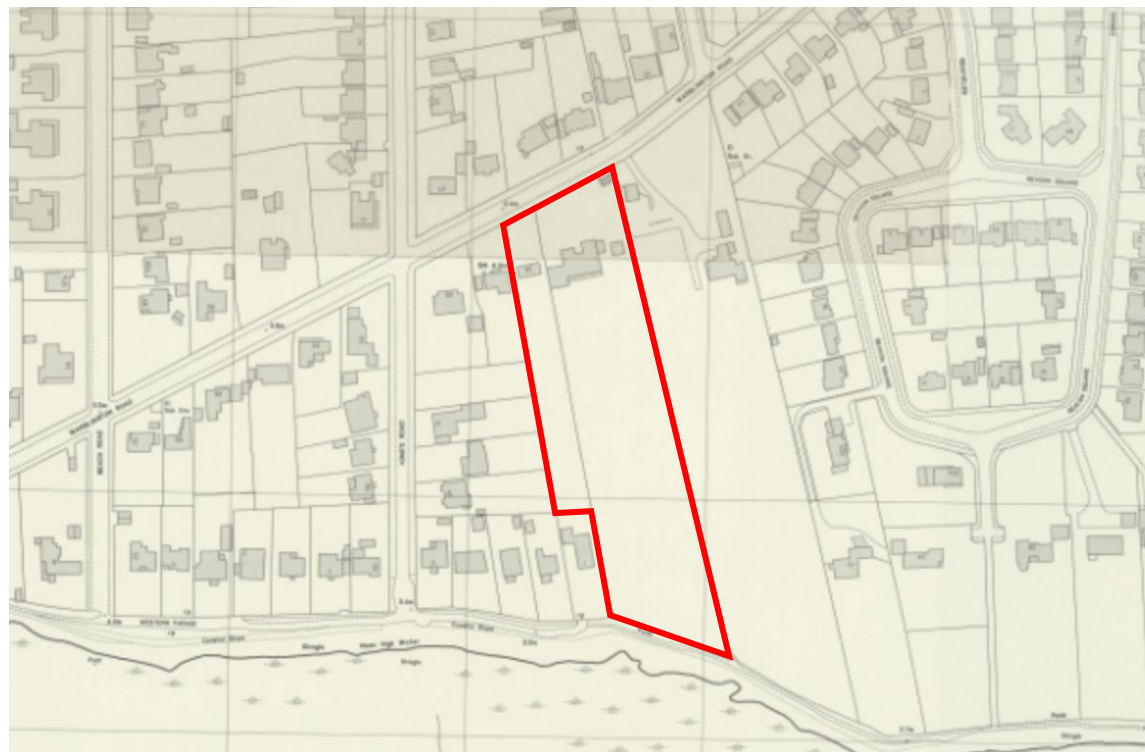
Hampshire & Isle of Wight Sheet LXXVI.SE
Revised: 1930 to 1931, Published: ca. 1933



1932 map is very similar [if not same as 1930]

Sussex Sheet LX.NW

Revised: 1932, Published: ca. 1934



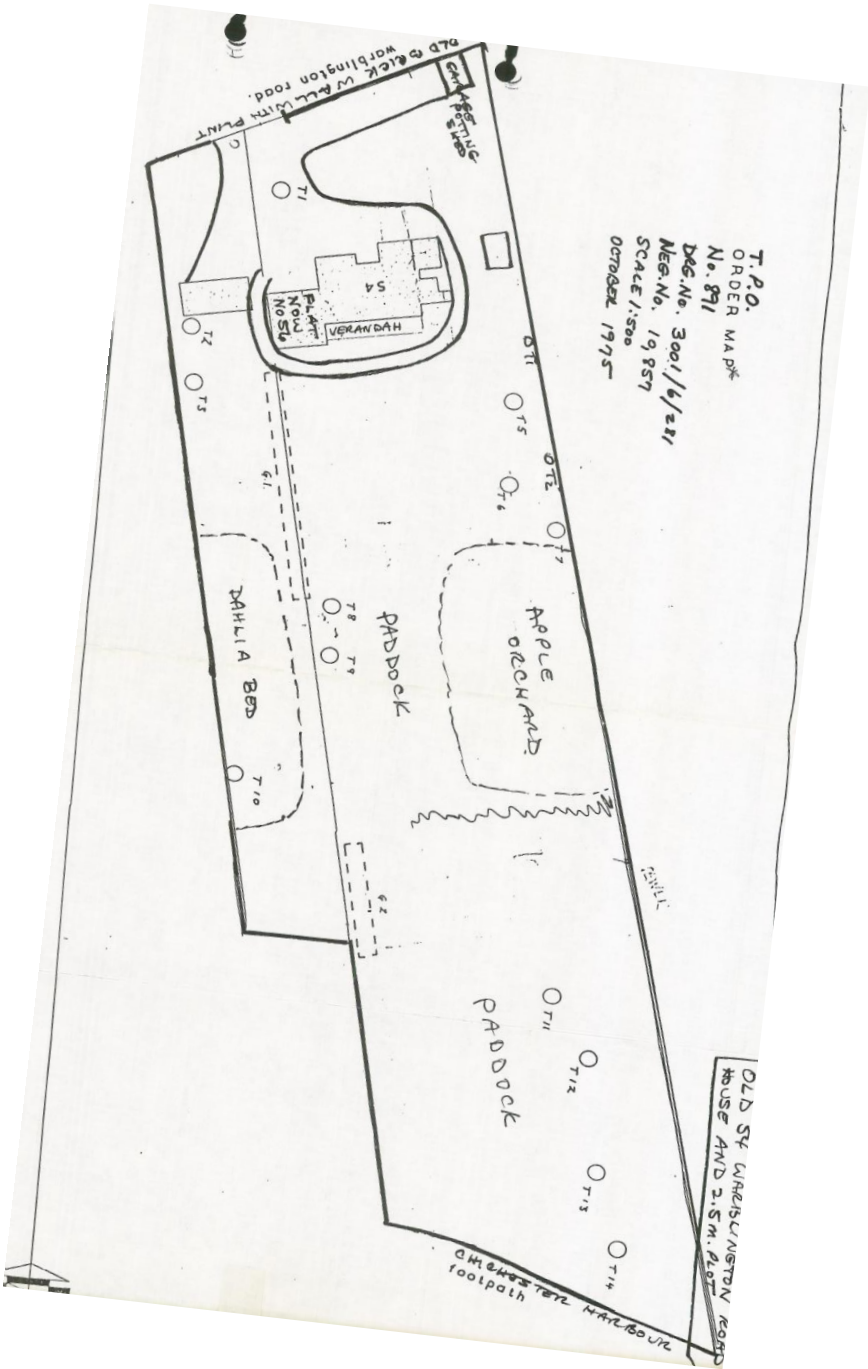
1973 Map shows the land cleared to the harbour [or no tree detail] and no fence or boundary is shown either. To the west side of the dwelling there has been an addition to the dwelling.

There is a new building shown to the west of the house (separated by a fence/boundary line) It is understood that this area formed part of the overall site.

To the east there is an outbuilding on what is now Curlew Close road.

To the northeast corner there is another outbuilding.

OS 1:1,250/1:2,500, 1944-1973



1975 Site drawing

1975 drawing shows:

- Still separation from harbour with trees (now TPO's) and a boundary.
- The 2-storey extension to 54 is noted as being a flat (n°56)
- The north-east outbuilding is noted as being a garage.

Planning applications

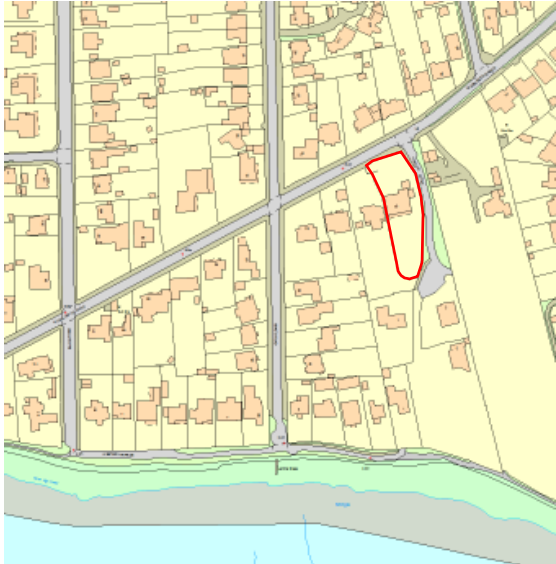
1975 - 1 house to the western side of the plot - approved

1985 – Application to demolish store, air raid shelter and 2 storey extension (flat n°56) & erection of a house - approved

These planning applications resulted in the construction of the detached dwelling now known as 56 Warblington Road

Curlew Close development

Following several planning applications and a subsequent appeal the Curlew Close development was allowed in 1989. This resulted in the 54 Warblington Road site being split; providing an access road along the eastern side of the site and the construction of 3 new chalet bungalows positioned to the south of the site. These 3 dwellings now sit between 54 Warblington Road and the harbour front.



2024 O/S map



Location Plan 1991 – Layout following previous applications



The existing house has undergone significant alterations over the years that have compromised both its historical and architectural integrity, as evidenced in the historic map analysis and planning history.

The floor plans and photographs below identify many of these alterations. It is considered that the cumulative effect of these changes has resulted in a building that no longer represents a good example of Edwardian architecture. The many changes have significantly altered the design and distinctive features of the original house.

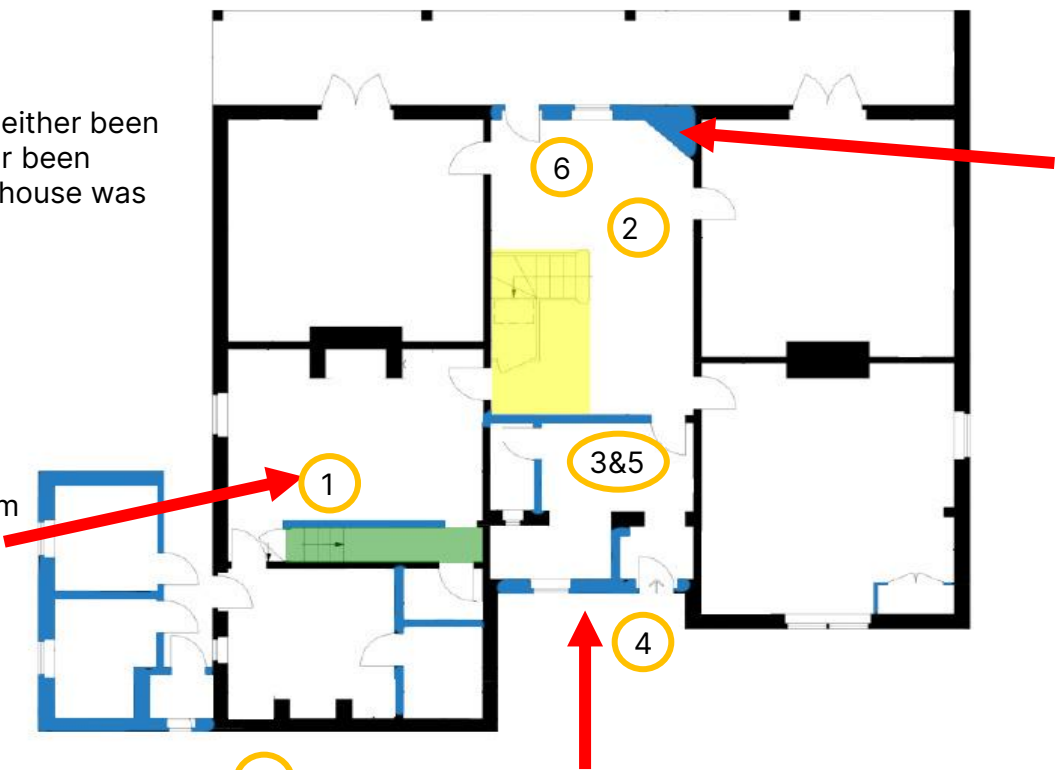
The villa lacks the distinctive features typically associated with buildings from this period.

Key architectural features typically found in Edwardian houses

- Symmetry
- Large windows that create light and airy interiors
- Large open entrance halls

KEY
Blue walls - have either been heavily modified or been erected since the house was constructed.

Lift cutting from kitchen to bathroom is obviously new.



Ground Floor Plan

Rear of hallway turns its back onto the garden which is unusual for such a dwelling. Also hints at the site layout from historic maps that shows that the house did not have a direct relationship to the Harbour. Fireplace in the corner of the hall is also slightly incongruous.



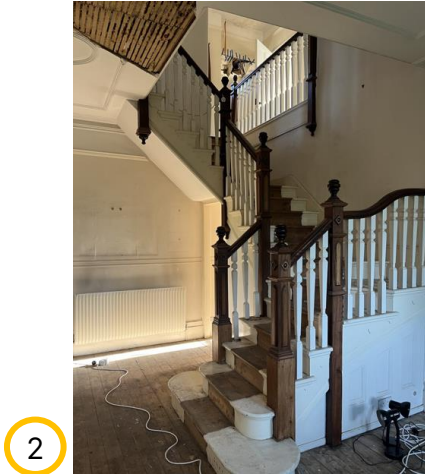
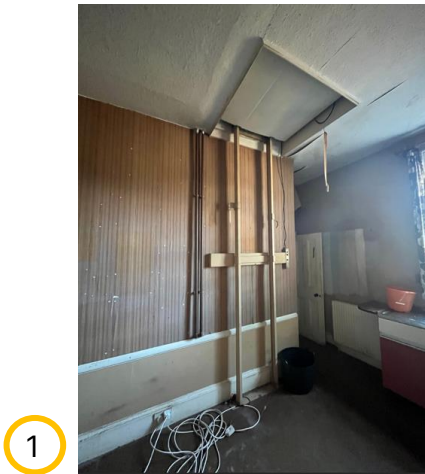
8 Carport



7



Entrance is heavily changed – its dark, non-sequentially planned and lack spatial reveals you would expect. Thick masonry external walls now internal reinforce this.



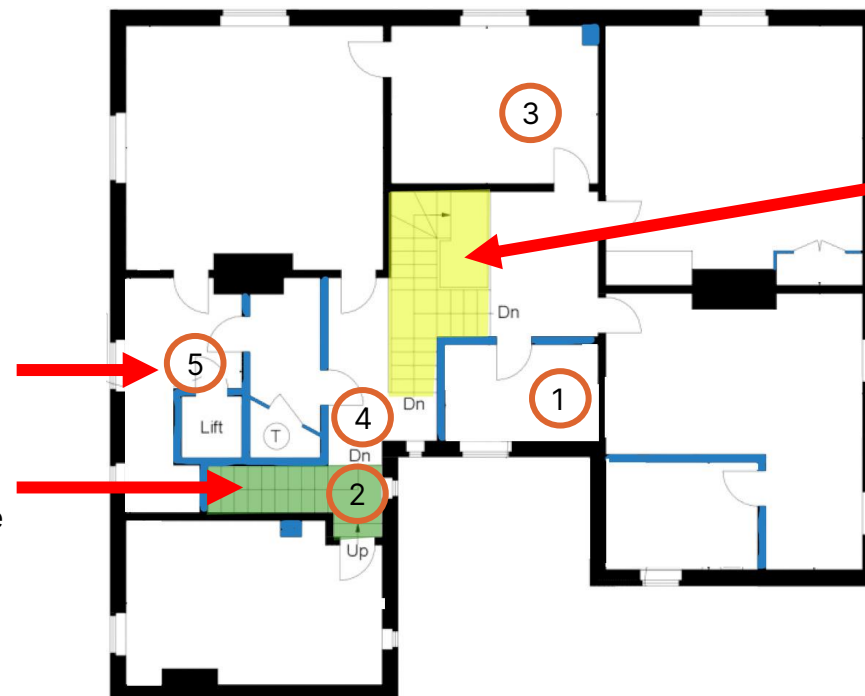
KEY

Blue walls - have either been heavily modified or been erected since the house was constructed.

Partitions form lift and obstruct fireplace

Green staircase appears as a servant type stair but arrives in same space as main stair. Also does not appear to be original

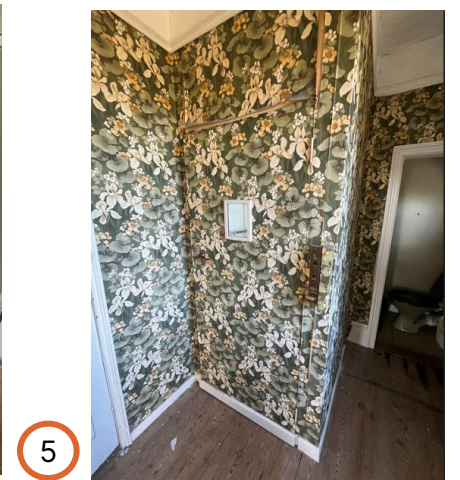
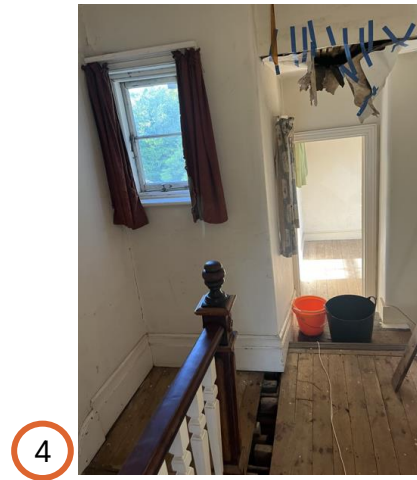
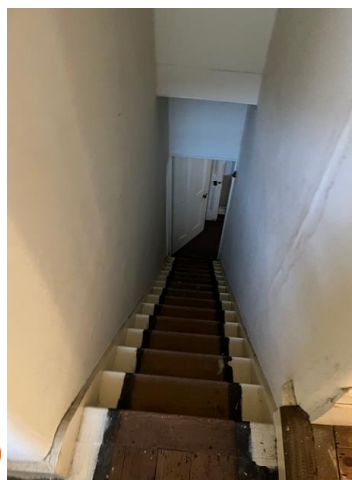
First Floor Plan



Main Staircase [Yellow] appears heavily modified with rather a contrived circulation route

Changes to the entrance and internal layout have significantly altered the original design, internal flow and intended experience and characteristics.

This dwelling has lost its architectural zeitgeist

**Summary**

Although the dwelling has views down to the harbour, even the first mappings of the property show the dwelling separated from the harbour by an orchard. This indicates that the house has never had a direct relationship with the waterfront.

The historic maps also suggest that the house was built post 1910, so whilst built in the Edwardian style, it is strictly speaking 'post' Edwardian.

There are many exemplary examples of Edwardian housing and villas within the surrounding area (particularly at the southern end of Beach Road). The dwelling at 54 Warblington Road is neither unique nor a good representation of Edwardian architecture.

Large portions of the original plot have since been sold, resulting in the construction of a large detached dwelling to the west (n°56) and 3 chalet bungalows to the south (n°1, n°2 & n°3 Curlew Close).

As a result, the existing house is no longer as prominent within the streetscape and the house has reduced in its significance. The dividing of the plot has also compromised any previous connection with Chichester Harbour.

Given the extensive alterations and the resulting loss of historical and architectural value, the demolition of the existing Edwardian villa is justified. The proposed development will provide an opportunity to enhance the site and better integrate with the surrounding environment, while respecting the historical context of Emsworth.