

14 The Proposal Elevations

The silhouette of the proposal has been significantly reduced in response to the pre-application comments.

The two storey stacked form is critical in achieving Passivhaus standards, by creating an efficient and compact 'heat loss form factor'.

The roof overhangs also form an integral part of the Passivhaus design by providing shading to prevent solar gain in summer months.

Full height, floor to ceiling glazing puncture the facade, filling the internal spaces with natural light and maximising views out.

A key principle of the design is the choice of natural, high quality materials that are typical of the local area to embed the proposal within its context.



Proposed south elevation - Shoreline



Proposed east elevation - Beach Road

15 Appearance Materials

The design draws on the tones and textures in the local area with a muted palette of natural grey, pebble and warm timber proposed in a contemporary manner.

Set pebble forms the ground floor base to create a high quality, crafted appearance. Pebble walling is a traditional building technique evident in Emsworth and draws direct reference from the adjacent beach.

The heavily textured pebble finish sits in contrast to the smooth concrete planes between which the timber cladding billows and unfolds to reveal the first floor.

The open jointed vertical timber cladding adds a softness to the first floor which references the historic shipbuilding trades of the local area.

The warm tones of the timber ensure the first floor blends into the distant tree-line to remain recessive in long distance views from Chichester Harbour.



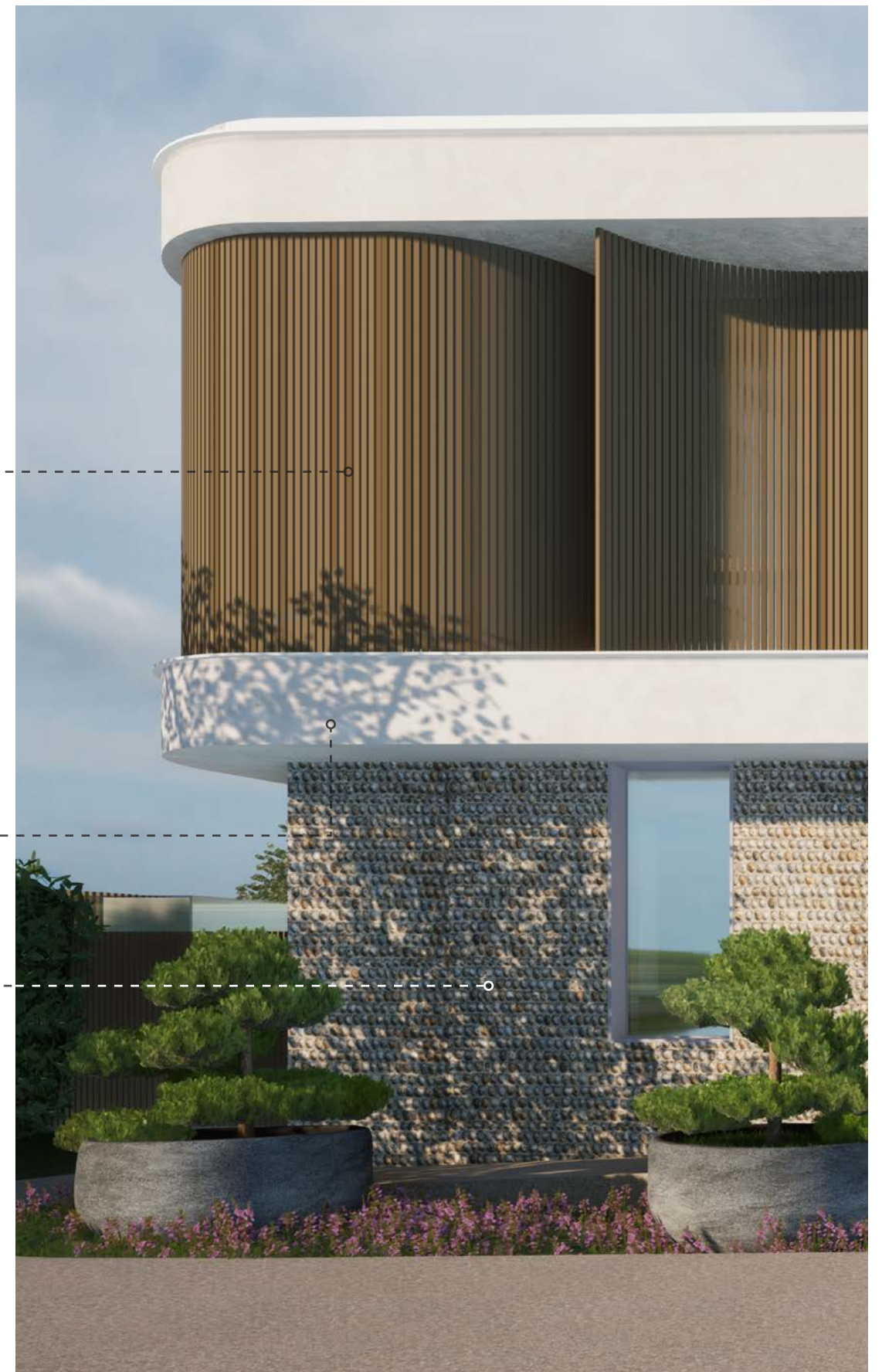
vertical timber cladding battens to first floor 'wrap'
warm tones



smooth concrete finish to horizontal planes



set pebble to ground floor



15 Appearance

View from the shoreline



15 Appearance

View from Beach Road

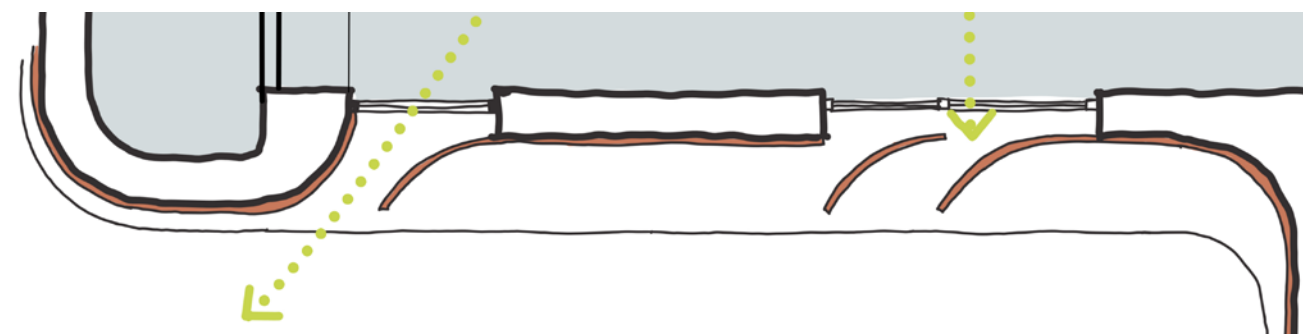


15 Appearance

Curved louvred screens

The timber wrap forms an important part of the overarching conceptual design, whilst also enabling the architecture to fully respond the immediate context.

As shown below, the unfolding timber wrap adds depth and animation to the north elevation, whilst unfolding in front of the glazing to fully obscure first floor internal views to number 72 Warblington Road.



first floor plan extract showing louvred screens



first floor plan extract showing louvred screens

VIEW LOOKING NORTH FROM KITCHEN



without louvred screen



with louvred screen



VIEW LOOKING NORTH FROM DINING AREA

15 Appearance Landscape Design

A landscape design by Graduate Landscapes supports the planning submission.

A variety of boundary treatments are proposed to enhance and strengthen the existing landscape character of Beach Road and the coastal path.

A native Hawthorn hedge is proposed around the driveway perimeter - offering seasonal interest and greatly enhancing biodiversity.

The existing Privet hedge on the southern boundary will be retained on the western side and re-planted to the east, where the current condition is poor.

A number of new trees are proposed to soften and give scale to the house from road and beach whilst improving the biodiversity of the site.

Within the garden, informal planting is proposed using nectar-rich, native perennial species in keeping with surrounding landscape and to increase biodiversity whilst retaining some structure to the garden.



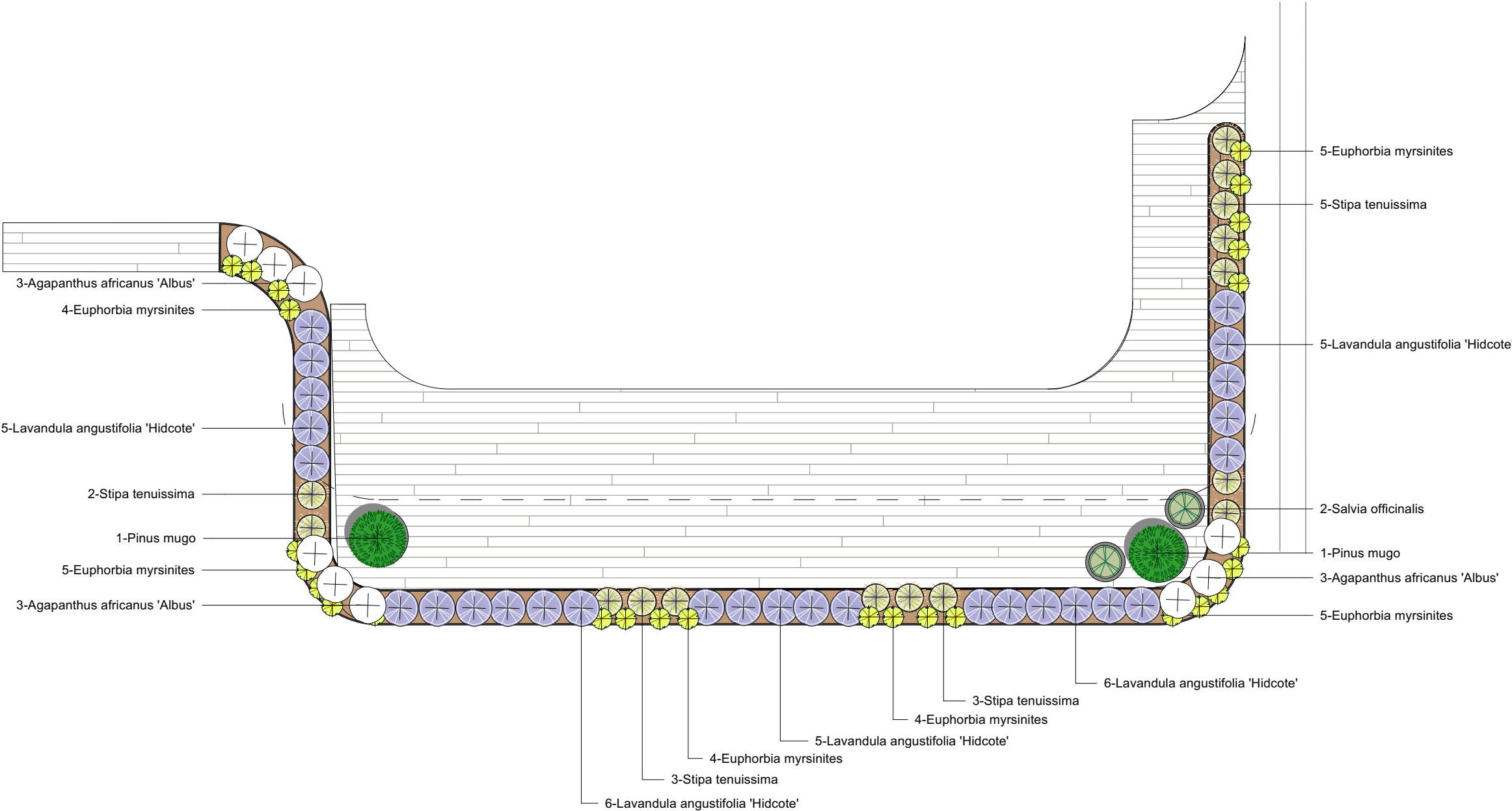
15 Appearance

Landscape Design - Integrated terrace planter

The planting scheme for the integrated terrace planter has been carefully considered. The plants have all been selected to suit the coastal environment, as illustrated opposite.

A drip-line irrigation system will also be integrated into the planter which will be run with harvested rainwater.

The balcony is exposed and in full sun, and whilst the troughs will need irrigating to help the plants get established, ultimately they are drought and wind tolerant, so will be self sufficient once established.



15 Appearance

Site boundary treatments

A new boundary wall is proposed to the eastern edge of the site, as illustrated below.

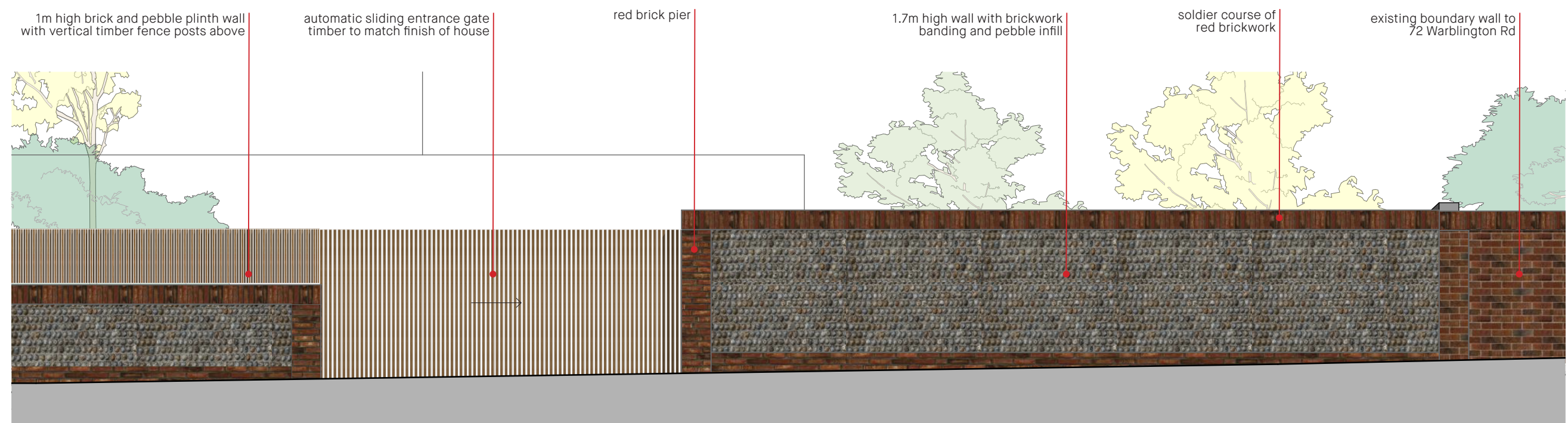
Drawing reference from the local context along Beach Road, the boundary wall is composed of a combination of brick, pebble and timber.

A full height wall adjoins number 72 Warblington Road, before transitioning into a timber entrance gate, followed by a half height brick and pebble plinth wall with timber fence posts above.

This transition softens the boundary on the corner of Beach Road and Western Parade, before transitioning into a new 1.7m high timber fence fronted with a privet hedge along the southern boundary.



3D extract of proposed boundary wall along Beach Road



extract of proposed boundary wall along Beach Road - East elevation

16 Technical Assessment

Landscape Visual Impact Assessment



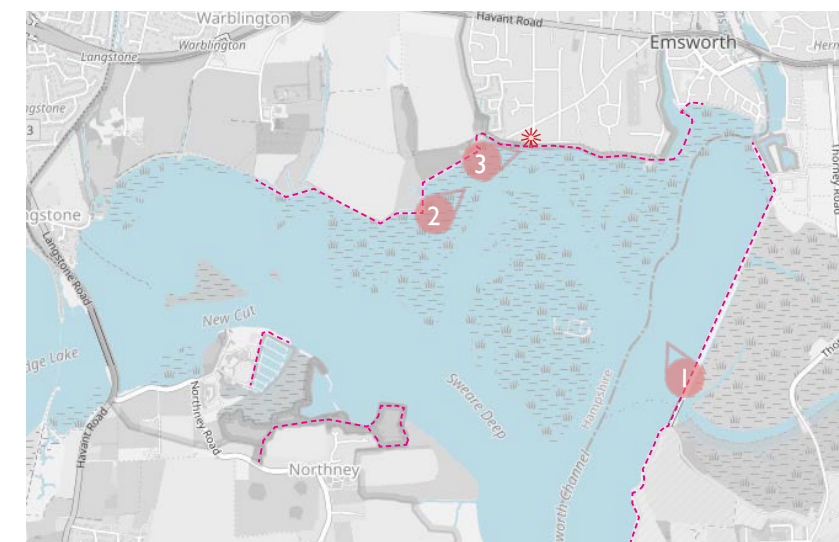
1/ long distance view from Thorney Island



2/ long distance view from Nore Barn Woods



3/ long distance view from Nore Barn Woods



Key Plan

The long range views identified opposite illustrate that the proposal will sit beneath a backdrop of trees/vegetation and within an established pattern of development that fronts Chichester Harbour.

An independent LVA Assessment by LVIA Ltd has been undertaken to further assess this relationship.

LVA ASSESSMENT CONCLUSIONS:

- The proposed scheme would not be out of character with its surroundings when considered as part of the wider landscape, with recent development of a similar nature in close proximity to the site to the north, west and east
- With the implementation of the proposed mitigation strategy, the overall impact on the landscape is considered to be a minor overall effect on the surrounding landscape character and a minor effect on the visual baseline.
- It should be considered that this type of development is not out of character within the receiving landscape.
- The development would result in a perceptible change in the view that would be evident to an observer but would not affect the current character or quality of the view.
- From this viewpoint, only a small part of the replacement dwelling on the site will be discernible in the view and will sit in a very similar context of the larger dwellings that sit locally in the suburban fringe.

16 Technical Assessment

Arboricultural Assessment

A Tree Constraints Plan has been provided by David Archer Associates to inform the proposed site layout.

There are no TPO's on or adjacent to the site.

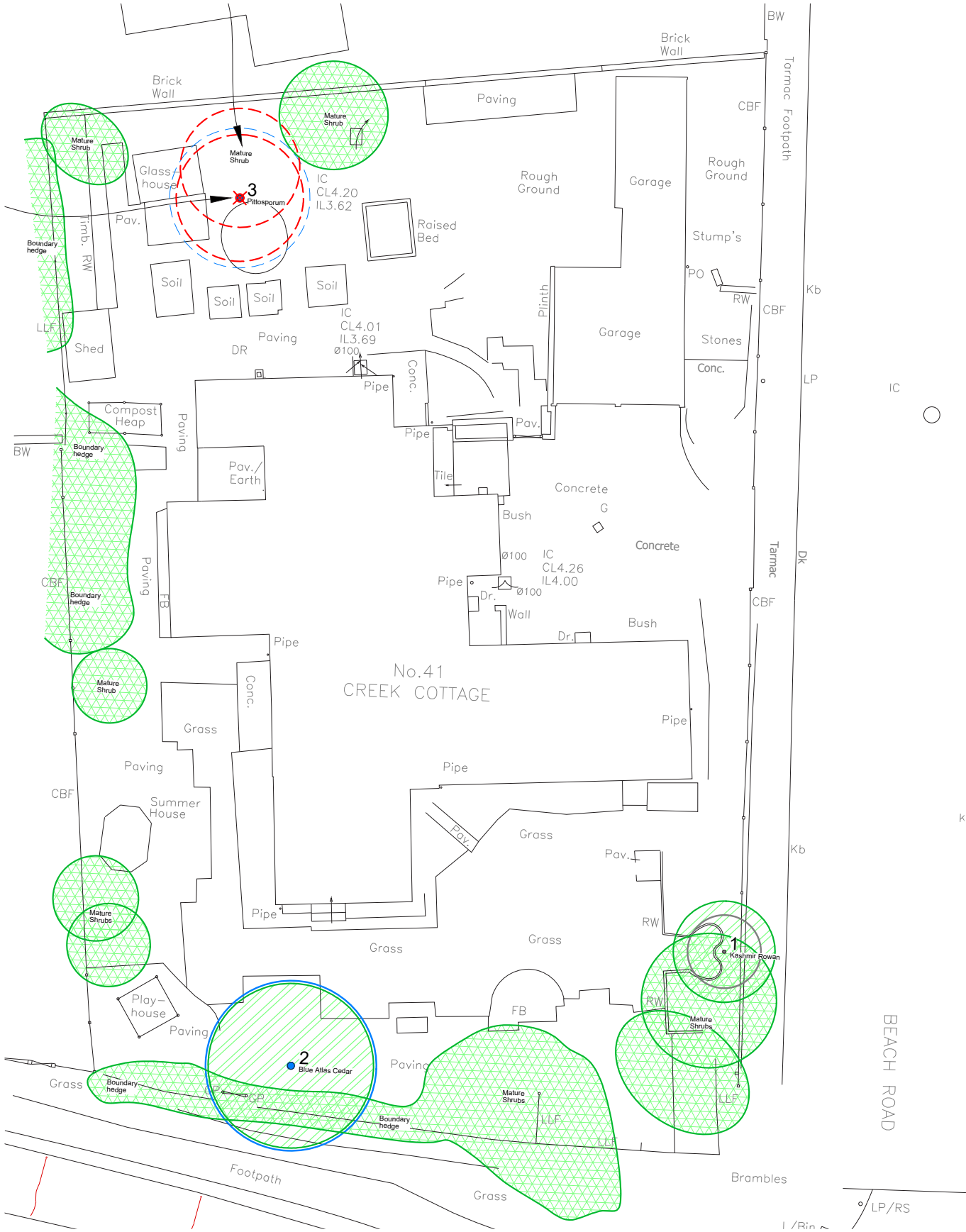
One category B (T3) tree is proposed to be removed and a small amount of pruning to existing shrubs is required.

The semi-mature category B Blue Atlas Cedar (T2) to the southern boundary fronting Chichester Harbour is proposed to be retained.

All retained trees and mature planting will be protected during construction using an approved method statement.



Blue Atlas Cedar (T2) to be retained



16 Technical Assessment

Flood Risk Assessment and Surface Water Drainage

FLOOD RISK

A Flood Risk Assessment (FRA) by Aegaea supports the planning application due to the site being partially located within Tidal Flood Zones 2 and 3.

The proposed garage FFL will remain at 4.26m AOD, whilst the proposed FFL of the house will be 600mm above the existing, at 4.86m AOD, thus providing a betterment compared to the existing situation.

As such, the risk of tidal flooding to the proposed development in the present day, is considered low. When considering the impact of climate change, the proposed garage could experience flood depths of 1.20m in the 1:200 year +CC (Upper End) event while in the same event, the proposed dwelling could experience flood depths of 0.6m.

The Environment Agency have been consulted and the FRA demonstrates that there is an acceptable level of flood risk to the site if the mitigation strategies recommended are implemented in the scheme.

SURFACE WATER DRAINAGE

A Surface Water Drainage Strategy by Aegaea supports the planning application. In accordance with the SuDS Management train approach, the use of various SuDS measures to reduce and control surface water flows have been considered in detail for the development.

On review of the SuDS drainage hierarchy, and with reference to both national and local policy, it is proposed that the surface water runoff from the development is managed via type A porous paving and geocellular storage.

Surface water runoff from the dwelling roof area will be attenuated in the geocellular storage, whilst the Type C porous paving will only provide attenuation for runoff in the area of proposed paving (the driveway).

Surface water runoff from the proposed development is ultimately discharged to the public surface water sewer beneath Beach Road, at a controlled rate using an appropriate flow control device.

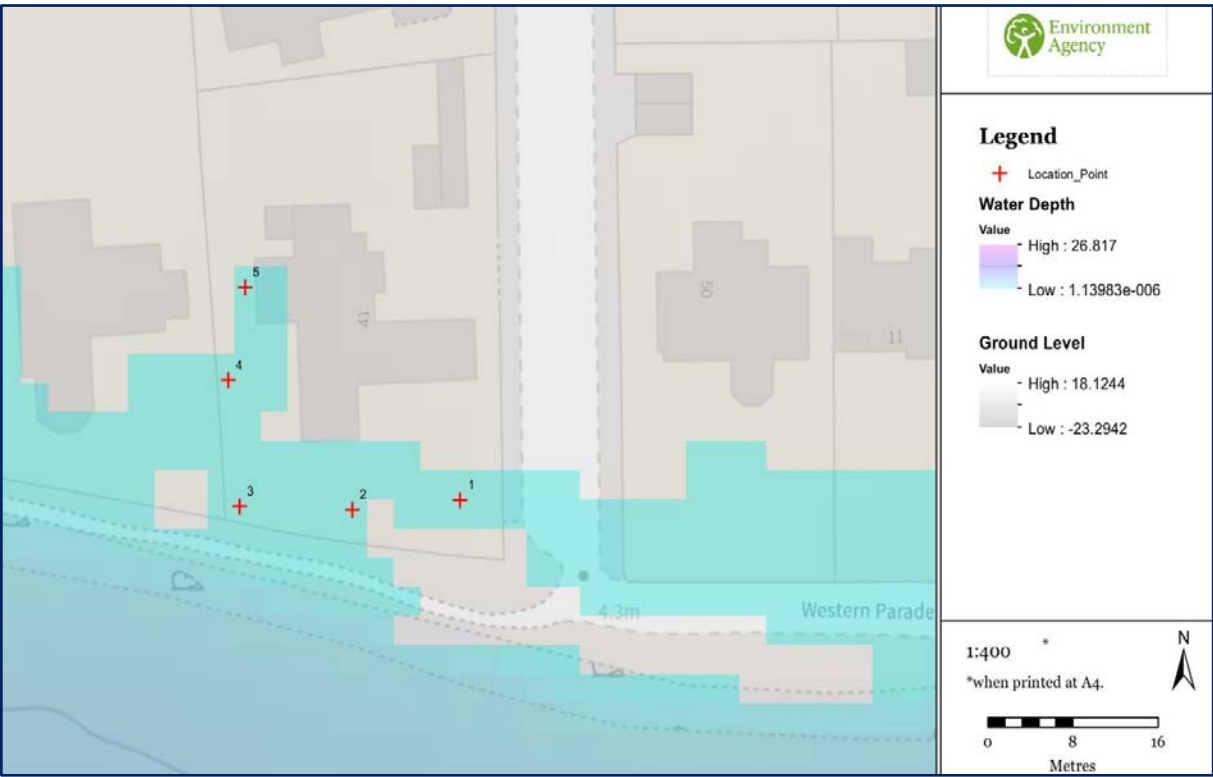


Figure 4 EA Product 4 Present Day Water Depths On Site

Present Day – 1 in 200 year event

16 Technical Assessment

Ecology

The site lies outside of but adjacent to the Chichester Harbour Area of Outstanding Natural Beauty. This landscape is exceptionally important to the site and its ecology has been carefully considered in the development of the proposals.

The site itself currently has relatively limited ecological value. The client's aspiration is to improve biodiversity on the site and to have a positive ecological impact on the local environment. A preliminary ecological assessment of the site and the proposals has been provided as part of this pre-app submission by ECOSA. Further bat surveys were undertaken during July 2022 which confirmed no bats are roosting at the property and so no further surveys or licensing is required for the development to proceed.

The following enhancements will be provided as part of the proposals:

- new trees and shrubs will be planted as outlined in the supporting landscape proposals.
- Bat and bird boxes will increase roosting and nesting opportunities for animals and birds on the site.
- Rainwater attenuation will be provided on the site.
- A green roof with a wildflower blanket will be provided over the roof of the garage to reduce its appearance and enhance biodiversity.

DARK SKIES:

- A Lighting Impact Report has been provided as part of this application.
- Large roof overhangs have been integrated into the design to reduce the amount of light pollution caused by the development and improve the local environment for nocturnal animals.
- Exterior lighting will be kept to a minimum to protect the AONB dark skies. Low power, low glare lighting will be used where necessary.
- The 3 rooflights will have external shading and light control low transmission glass.

The level of 'sky glow' associated with the proposed Development has been predicted as 0% and as such will not have a significant effect on the surrounding dark sky landscape.

It is therefore anticipated that the Proposed Development will not generate light pollution and does not conflict with any national or local planning policies.



protecting the Chichester AONB night skies



wildflower meadow blanket in use on a green roof

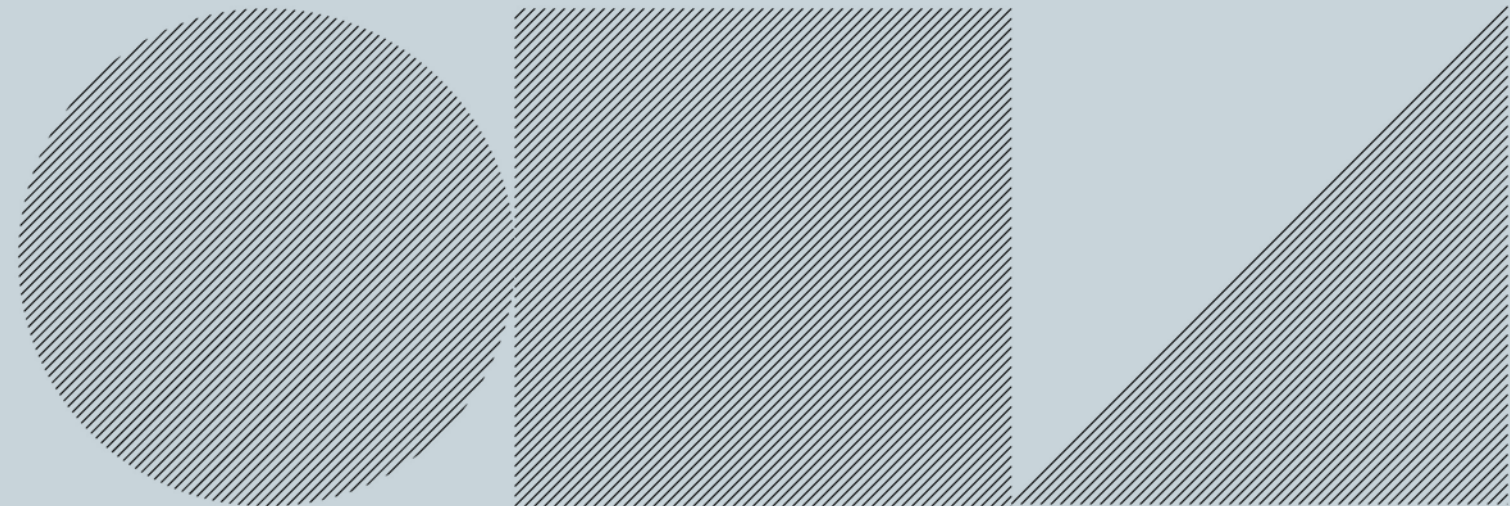


bat and bird boxes integrated in building design

Conclusion

Through thorough analysis, and thoughtful design, the proposals offer an enhancement of the site and the character of the local area.

OB



17 Conclusion

The proposal seeks to deliver a family home of the highest architectural standard whilst also meeting Passivhaus Premium Certification, thereby offering an exemplary future-proofed and net-zero carbon dwelling.

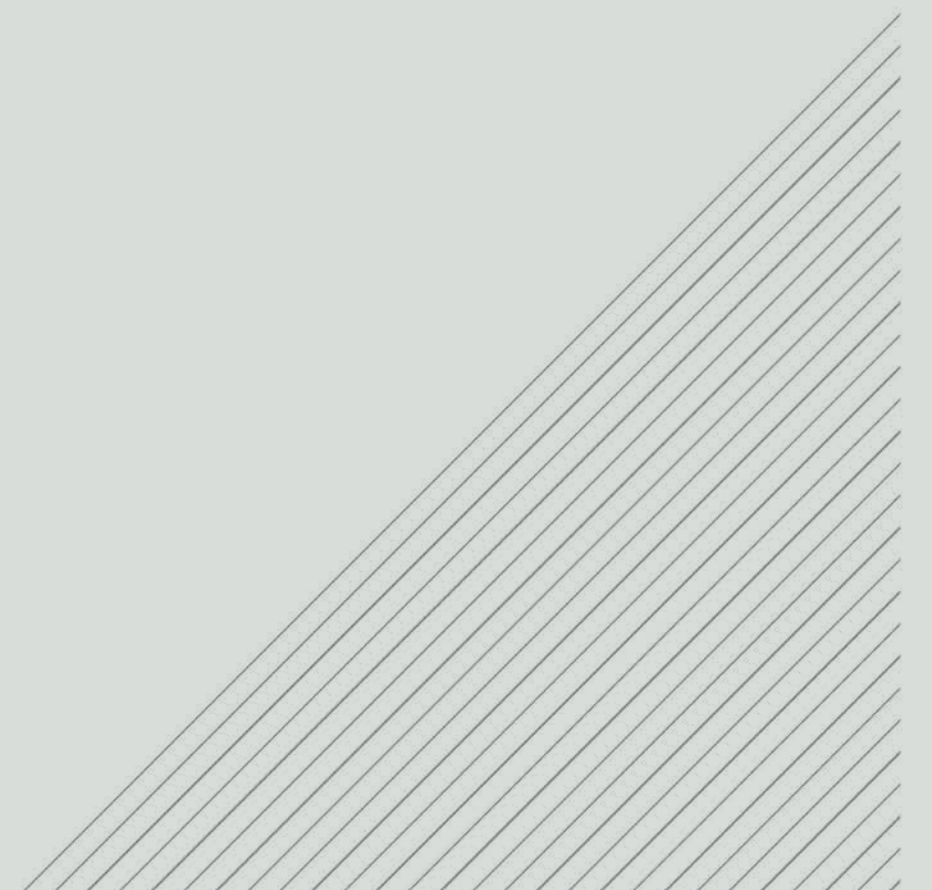
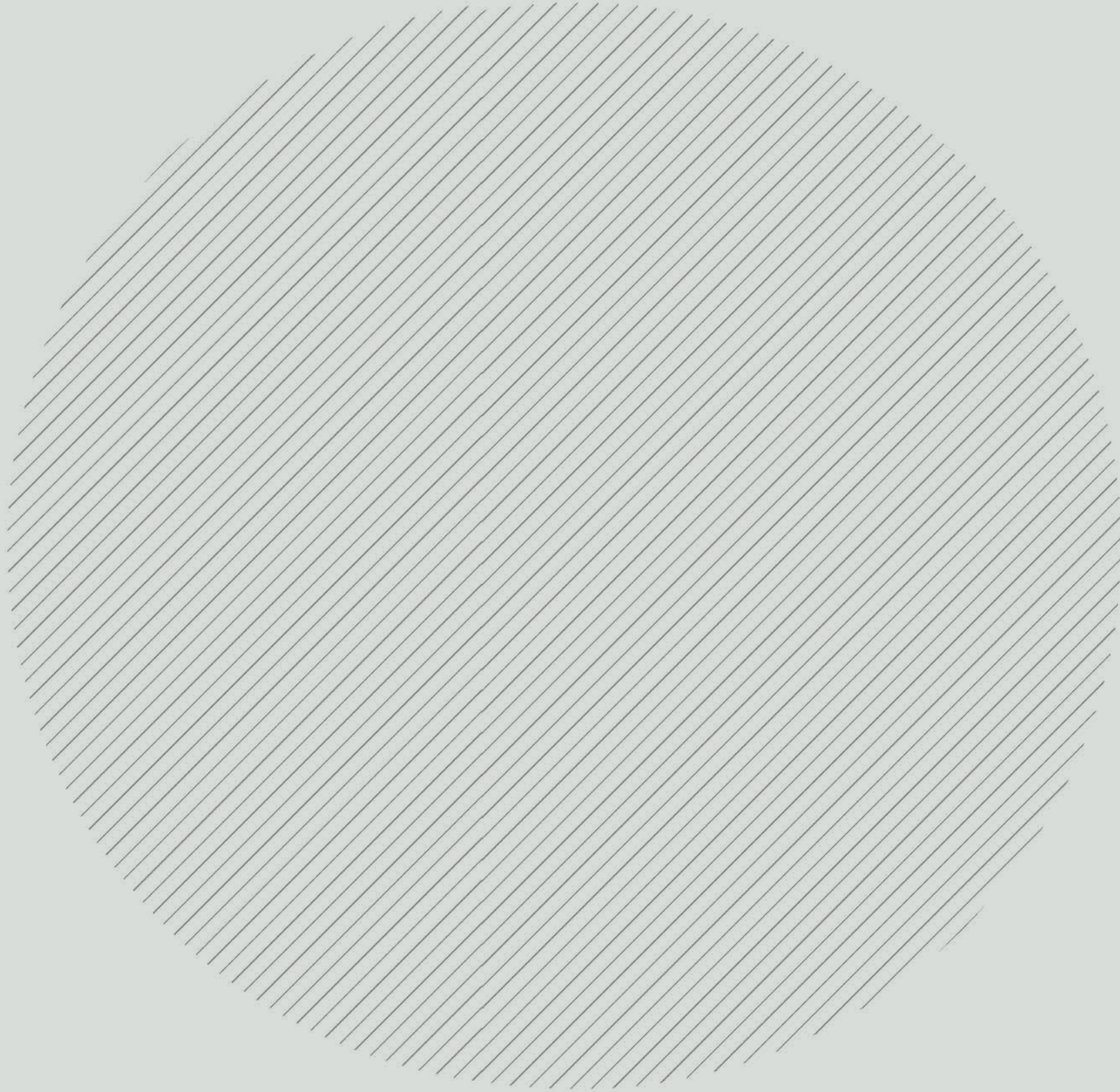
Within an area that exhibits a mixed and varied architectural character, the proposal is seen as an opportunity to reinterpret the prevailing tones and textures into a simple contemporary form that reflects the coastal setting, whilst adopting traditional building materials to sit appropriately within the setting of Emsworth.

The NPPF (2021) now places great weight on the need to secure a variety of well-designed and beautiful homes to meet the needs of different groups in the community. Para 134 states that significant weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area.

It is considered that the proposal has been sensitively designed to respond to the beach-front setting, in turn enhancing the character of the area with a unique and highly sustainable piece of architecture.



view looking north from shoreline



OB

+44 1962 865 344
info@obarchitecture.co.uk
obarchitecture.co.uk

London
Winchester
Chamonix-Mont-Blanc

