

41 Beach Road

Design and Access Statement

Replacement Dwelling
41 Beach Road, Emsworth, PO10 7HR

For M Hughes
8th September 2023



INTRODUCTION

- 01 Design Team
- 02 OB Architecture
- 03 The Brief

ANALYSIS

- 04 Site Location
- 05 Site Analysis
- 06 Local Character

CONSULTATION

- 07 Pre-Application Comments
- 08 Design Review Panel 01 Presentation
- 09 Design Review Panel 02 - Desktop Review
- 10 Design Development

PROPOSALS

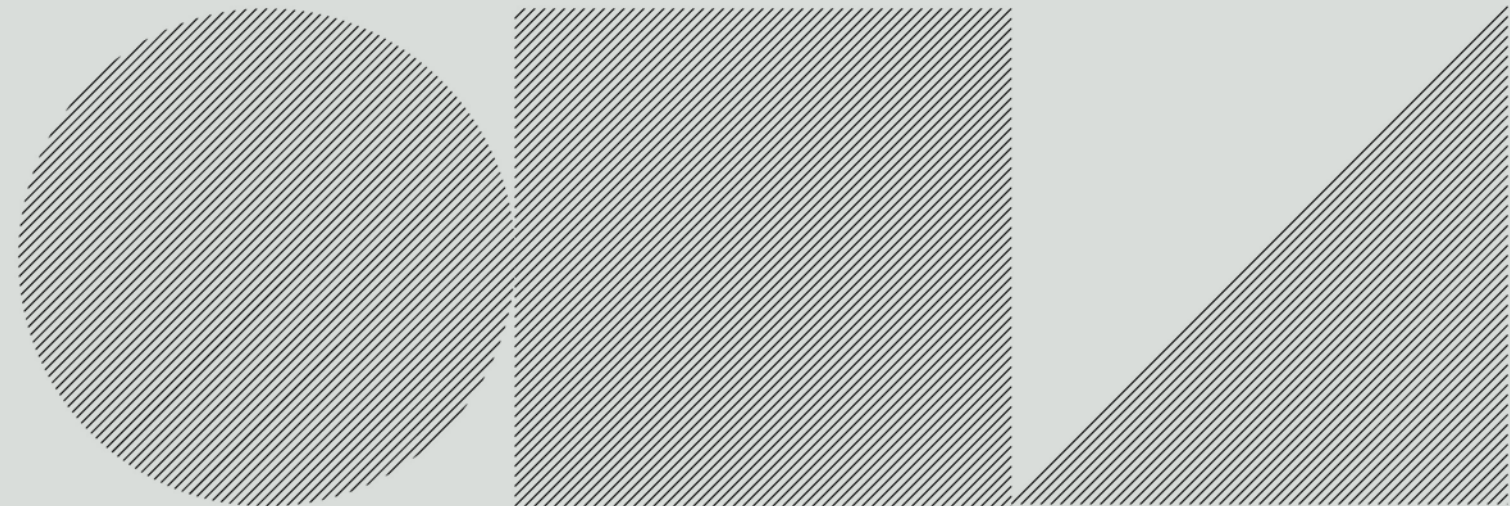
- 11 Design Principles
- 12 Design Development
- 13 Design Concept
- 14 The Proposal
- 15 Appearance
- 16 Technical Assessment

CONCLUSION

- 17 Conclusion

Introduction

The proposals for 41 Beach Road will replace a derelict house with a highly sustainable family home, which will enhance the character of the landscape.



01 Introduction

Design Team

The proposals have been prepared and assessed by a professional design team, including:

architect
ob architecture



OB Architecture are award winning designers for contemporary residential architecture, with a proven track record delivering exemplary houses in sensitive settings.

OB Architecture's projects are underpinned by thorough site analysis and a thoughtful, collaborative and responsible approach to design.

obarchitecture.co.uk

planning
atlas planning group



Atlas Planning Group have built an impressive reputation for gaining planning permissions for high quality, bespoke residential developments, often in some of the most protected landscapes in England, including National Parks and AONBs. Our team strive to ensure that our projects result in a lasting positive impact on the sites and communities involved.

atlasplanninggroup.co.uk

sustainability
Ecospheric



Ecospheric is an award winning Passiv Haus consultancy that supports planners, architects and developers in designing and delivering pioneering eco developments that save carbon and drive technological change.

ecospheric.co.uk

landscape
Graduate Landscapes



Graduate Landscapes is an award winning practice with over 30 years of experience providing design and construction expertise across the south of England.

Each project draws influence from the geography and architectural environment of the site with a proven track record of creating successful and sensitive schemes.

graduatelandscapes.co.uk

- Arboriculture: David Archer
- Ecology: Ecosa
- Flood Risk: Aegaea
- Landscape & Visual Appraisal: LVIA Ltd
- Daylight & Sunlight: Right of Light Consulting
- Dark Skies: SRE

02 Introduction

OB Architecture - Recent Work



OB ARCHITECTURE

We are award winning designers for contemporary residential architecture, with a proven track record delivering exemplary houses in sensitive settings. Our projects are underpinned by thorough site analysis and a thoughtful, collaborative and responsible approach to design.

We enjoy taking projects from start to finish, refining concepts through iteration and crafting bespoke details with local tradesmen to create thoughtfully designed homes, which are carefully tailored to our clients.

This site offers a unique opportunity to deliver a high quality new coastal home in Emsworth that will gently assimilate into the beautiful environment surrounding it.



03 Introduction

The Brief

THE CLIENT

The project has been developed to meet the client's brief to design a contemporary and highly sustainable family home in Emsworth, where they have close family ties.

Born in Southampton, the client grew up and went to school locally a few miles away in the villages of Horndean/ Lovedean. He worked in the wider local area, including Emsworth and learnt to sail at Emsworth Sailing Club.

The client's father founded a local accountancy practice (Hughes and Co) in 1969 (it is still trading as Hughes Spencer) with a branch in Emsworth town centre for many years.

The house is an opportunity to create a sustainable new home for the client and their children, which enables them to be close to their elderly parents and family.

KEY FEATURES:

- Designed to meet Passiv Haus sustainability standards
- Suitable for hosting and entertaining family and friends
- Natural light with harbour views
- High quality, natural materials and detailing - internal & external
- New boundary wall and fencing
- High quality bio-diverse landscape design
- Integrated lift
- Designed to meet M4(2) - accessible and adaptable dwelling

ACCOMMODATION:

- Open plan living/ kitchen/ dining area
- External terrace
- 4 bedrooms with en-suites
- Study
- Utility/ laundry room
- Wetroom and WC with beach-side access
- Dedicated plant room to house renewable Mechanical and Electrical equipment
- Integrated garage
- On-site parking for 2 electric vehicles

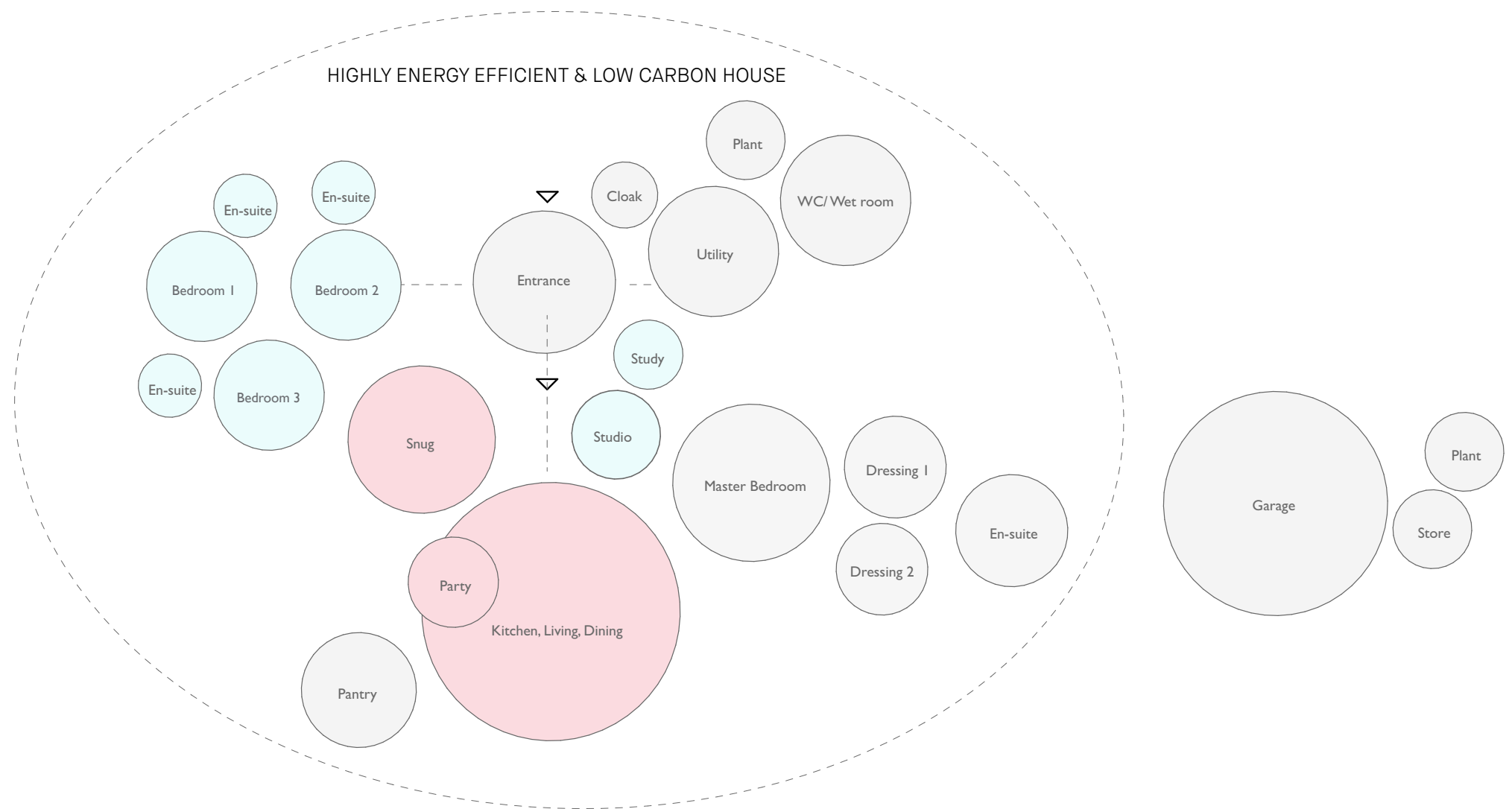


diagram of areas derived from client brief and proposed adjacencies

Analysis

Our designs are underpinned by thorough analysis of the sites they occupy and the character of the local area.

A deep understanding of the site's context allows us to create unique, sensitive and appropriate designs, which maximise the potential of the site and enhance a sense of belonging.

OB

04 Site Location

Emsworth

LOCATION

The site lies to the west of Emsworth which is a small coastal town to the north of Chichester harbour, equidistant between the cities of Portsmouth and Chichester.

Historically a port and fishing village, the town is bounded to the north by the A259 and by the waterfront to the south. The older part of the town sits between two historic mill ponds and is delineated by a Conservation Area.

The site has good links by road and public transport and is a popular area for cycling, walking and water sports.

Situated on the water's edge, the site itself benefits from impressive views across Emsworth Channel towards Hayling Island to the southwest and Thorney Island to southeast.

The area is of significant ecological value and the site is outside of but adjacent to 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).



04 Site Location

Chichester Harbour - Area of Outstanding Natural Beauty

The wider context of the site is an area of significant ecological value which has various levels of protection.

The site is outside of, but adjacent to, 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).

Chichester Harbour AONB SPD

Throughout the design, we have sought to follow the Design Guidelines outlined in the Chichester Harbour Area of Outstanding Natural Beauty joint SPD (2017) as summarised below:

LANDSCAPE AND PLANTING

8.2 Foreground and background vegetation (retained or planted) helps to soften the visual impact and make a building less obtrusive. A vegetation backdrop helps to avoid a stark silhouette against the sky.

MATERIALS

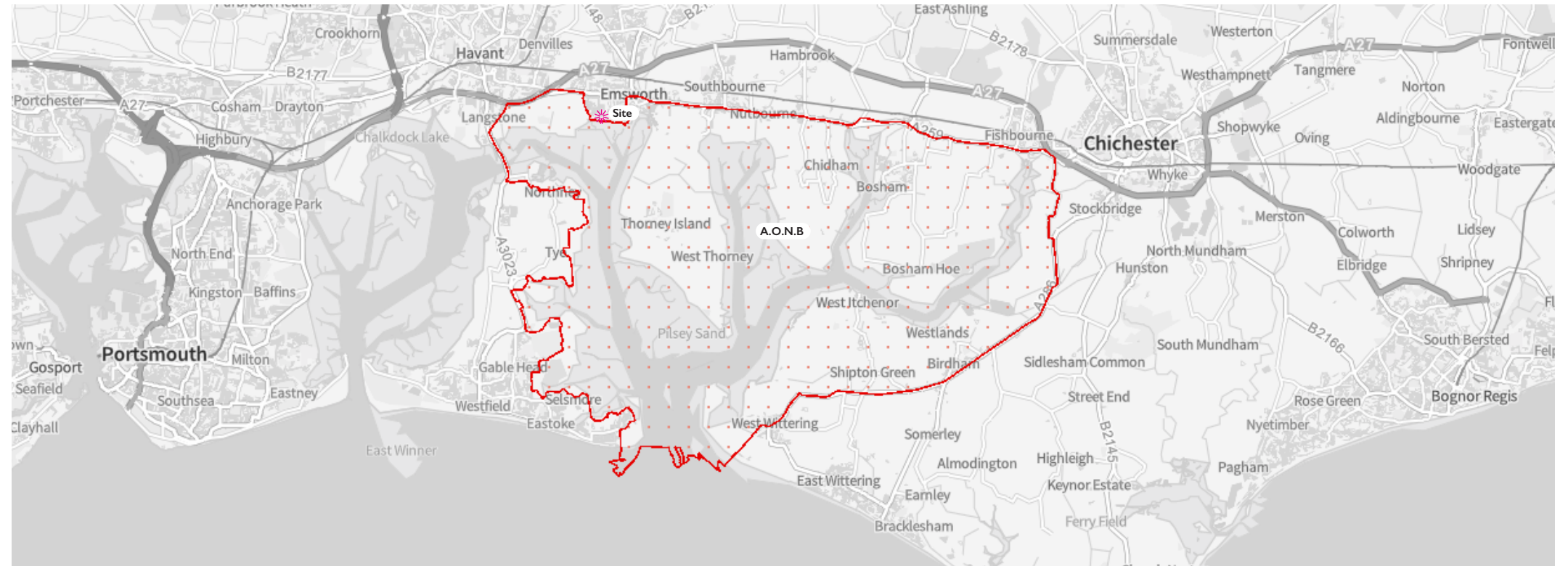
16.1 Generally, very light colours and large areas of intense strong colours do not blend well with the rural landscape of the AONB, which in general is characterised by subtler, darker colours.

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, for example, where a replacement dwelling would result in a significantly larger building than its predecessor.

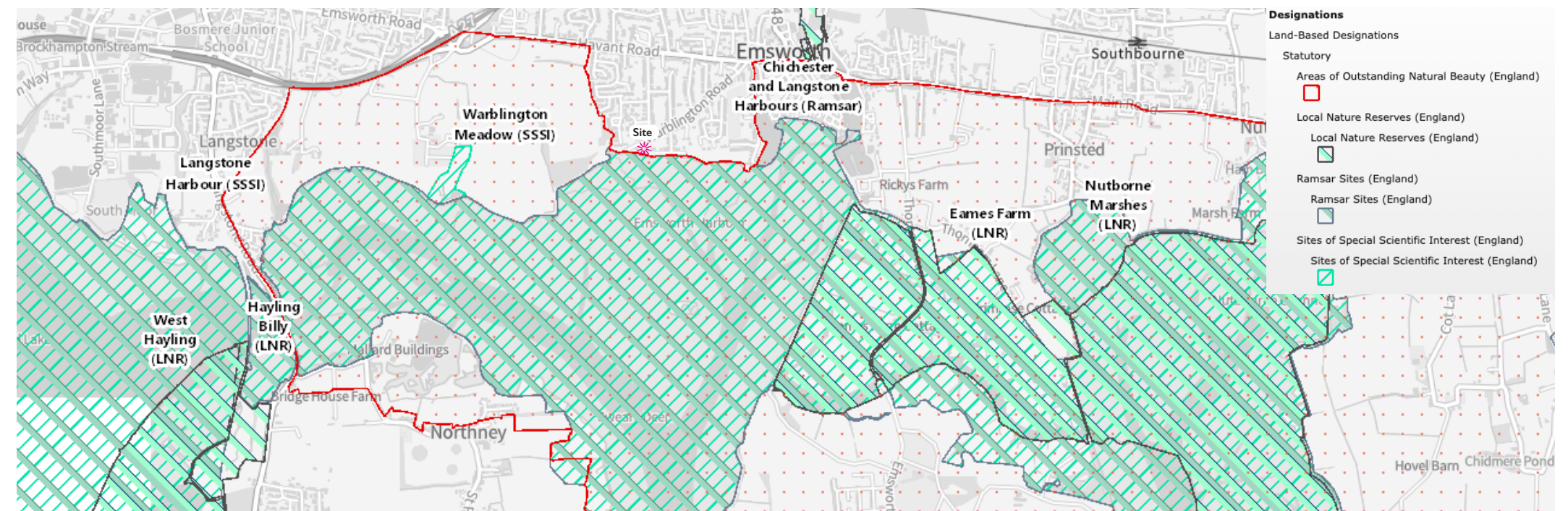
GLAZING

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

21.1 The use of brise soleil, louvres, overhanging eaves and canopies can help to reduce the impact of glazing and reduce solar gain.



Map showing boundary of the Chichester Harbour Area of Outstanding Natural Beauty (purple dot denotes location of application site) - Source: defra MAGIC



Map showing boundary of AONB, LNR & SSSI (purple dot denotes location of application site) - Source: defra MAGIC

04 Site Location

Chichester Harbour - Area of Outstanding Natural Beauty



view out towards Hayling Island from rear boundary

04 Site Location

Beach Road



Google Earth Photography

04 Site Location Beach Road



view looking south along Beach Road to the junction with Warblington Road, towards the site



view looking southwest from Beach Road, towards the site

04 Site Location Context



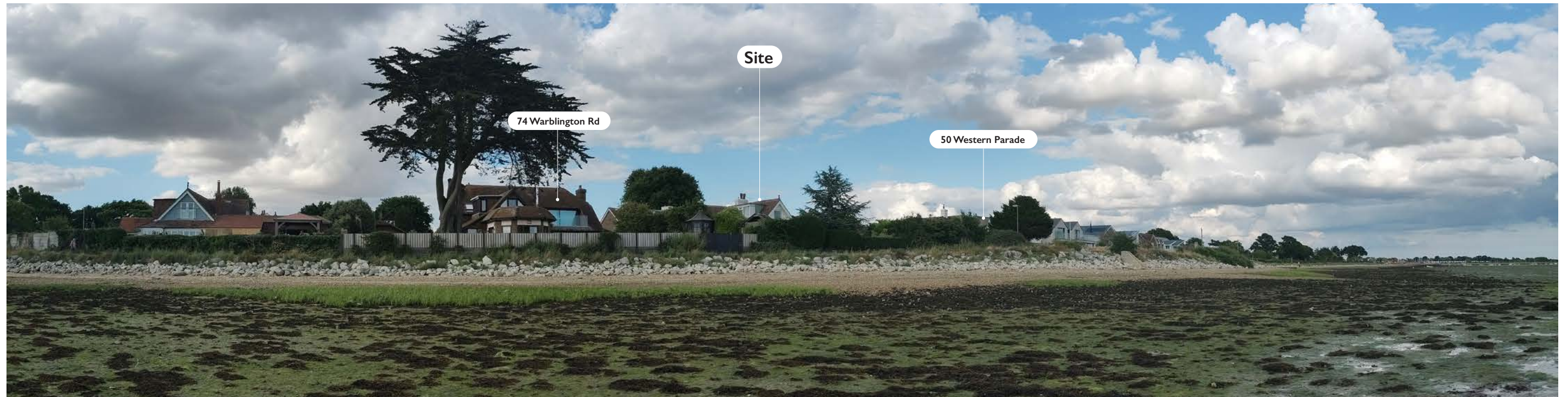
view looking southwest towards the site from Beach Road



view looking northwest towards the site from the junction of Beach Road and Western Parade

05 Site Analysis

Context



view looking northeast towards the site from the beach



view looking north towards the site from the beach

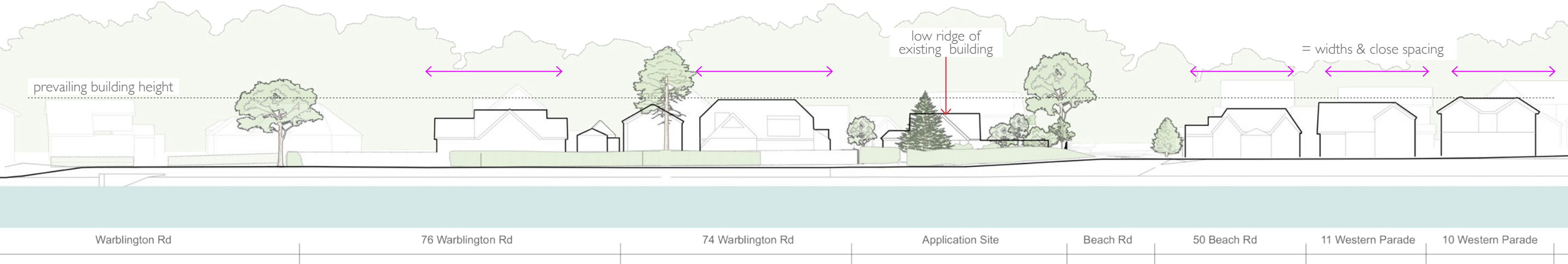
05 Site Analysis

Street Elevations

The existing site sections below illustrate how the existing dwelling sits within an established line of development fronting the shoreline, many of which have been recently re-developed.

The existing dwelling sits considerably lower than the prevailing building heights, both fronting the shoreline and along Beach Road.

To the east, the dwellings along Western Parade are closely spaced and of equal widths. To the west, the building widths increase along Warblington Road.



05 Site Analysis

Existing House

The site measures approximately 0.109ha. and is located at the end of Beach Road where it meets Western Parade on the southwestern edge of Emsworth.

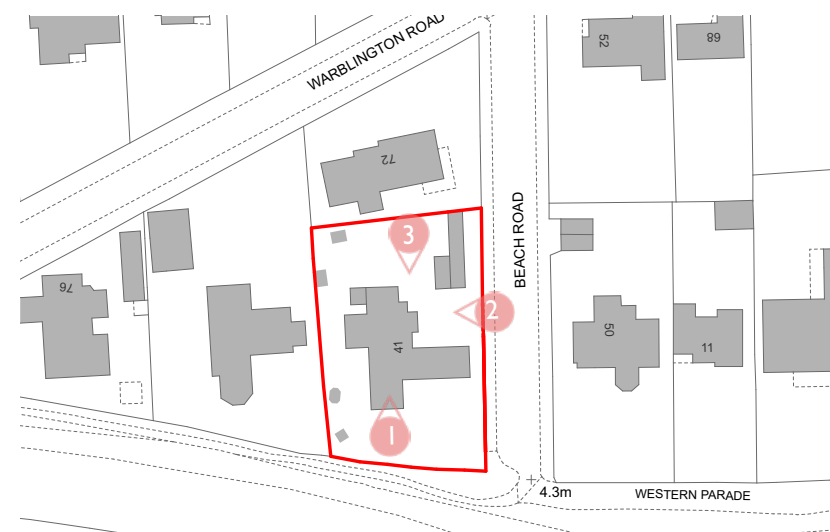
The corner plot is bounded to the north and west by large 2.5-storey dwellings (72&74 Warblington Road). The existing dwelling faces the harbour to the south, with primary access from Beach Road to the east. The proposed replacement dwelling will maintain the existing use of the site.

The existing house is undistinguished with little architectural merit. Several single-storey extensions have been added over time, along with multiple outbuildings, giving the house and plot a run-down, fragmented and sprawling appearance.

Existing materials include white painted brickwork, white render, white painted pebble-dash and white timber boarding which have a tired appearance.

The existing footprint conforms to the prevailing building line fronting the harbour. The site's boundaries consist of a combination of close board timber fencing with semi mature vegetation/scrub providing screening. There is a small level difference into the site from Beach Road, although the site itself is relatively flat.

Beyond the southern end of the garden is a public footpath which follows the water's edge towards Emsworth town centre in the east and Warblington in the west. The popular route comprises part of the Solent Way and Wayfarers Walk. Views of the site from the footpath are heavily screened by vegetation.



Key Plan



1/ view of rear of property looking north from back garden



2/ view of property from site entrance, looking west



3/ view of site looking south

05 Site Analysis

Existing Outbuildings

Multiple low quality outbuildings are scattered around the site, giving a fragmented and derelict appearance.

In the north-eastern corner of the plot a pebble-dash double garage runs north/south onto the entrance drive, behind which another garage/store with an asbestos roof is located (1&2).

A single-storey workshop/store forms part of the main house and is in a poor condition (3).

A glazed greenhouse sits on the northern boundary (4) and a smaller timber shed (5), timber pavilion (6) and timber tree house (7) are scattered along the western boundary.



1/ double garage



2/ double garage with single garage/store behind



3/ attached workshop/store



4/ greenhouse



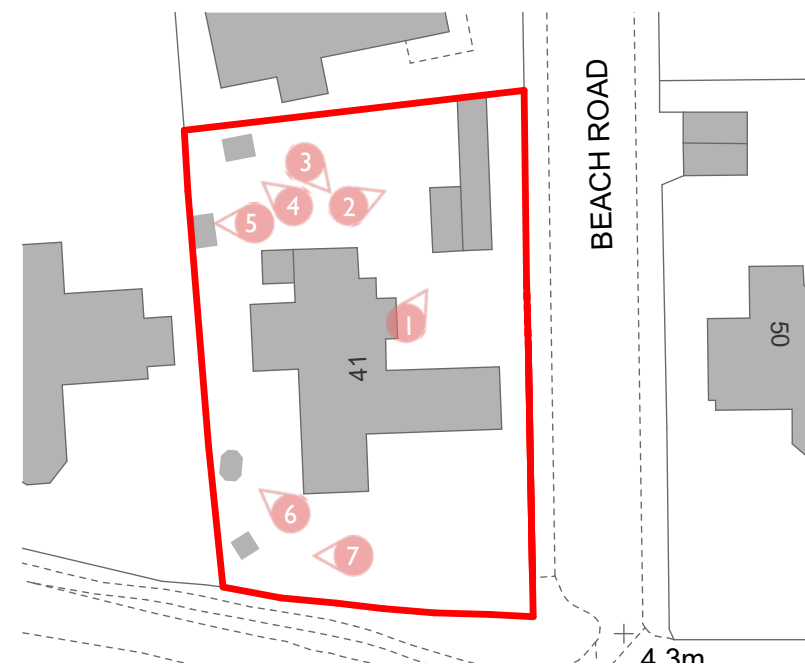
5/ timber shed



6/ timber pavilion



7/ timber tree house



06 Local Character

A developing shoreline

The desirable setting overlooking the shoreline has inevitably resulted in incremental, yet substantial change to the style and scale of development in the immediate context.

Immediately to the East of the site lies Western Parade, where a number of replacement dwellings have been developed over the past 15 years.

The coastline has long been a location for modern architecture and the proposed development seeks to continue this with an appropriately exemplary and contextual aesthetic.



Western Parade - Bing aerial view pre 2000



Western Parade - Google aerial view '23

- 10 Western Parade - replacement dwelling (2021)
- 9 Western Parade - replacement dwelling (2018)
- 8 Western Parade - replacement dwelling (2009)
- 7 Western Parade - Replacement dwelling (2009)
- 50 King's Road - extension (2002 & 2021)

06 Local Character Western Parade



A - 10 Western Parade - contemporary replacement dwelling



B - 9 Western Parade - contemporary replacement dwelling



C&D - 8 - 7 Western Parade - contemporary replacement dwellings



Key Plan



E - 60 Kings Road



F - 24 Beacon Square - replacement dwelling

06 Local Character

Beach Road and Warblington Road

The surrounding built context is typically suburban, comprising of detached two and two and a half storey dwellings in varying styles and materials.



A - 72 Warblington Rd (view from within application site)



B - 52 Beach Road (rear)



A - 72 Warblington Rd



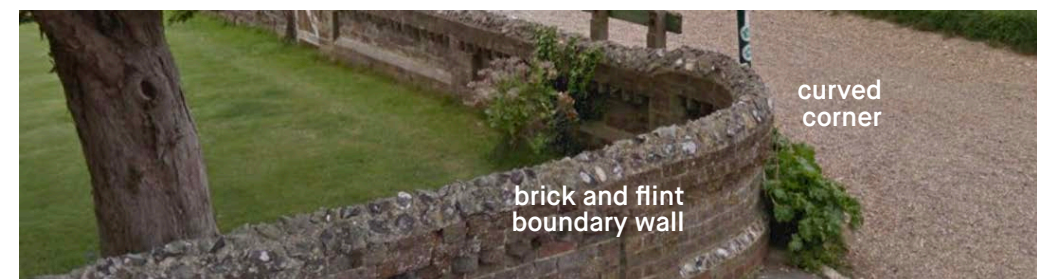
B - 52 Beach Road (front)



Key Plan



C - Boundary wall to 52 Beach Road



D - Boundary wall to 50 Beach Road

06 Local Character

Beach Road and Warblington Road



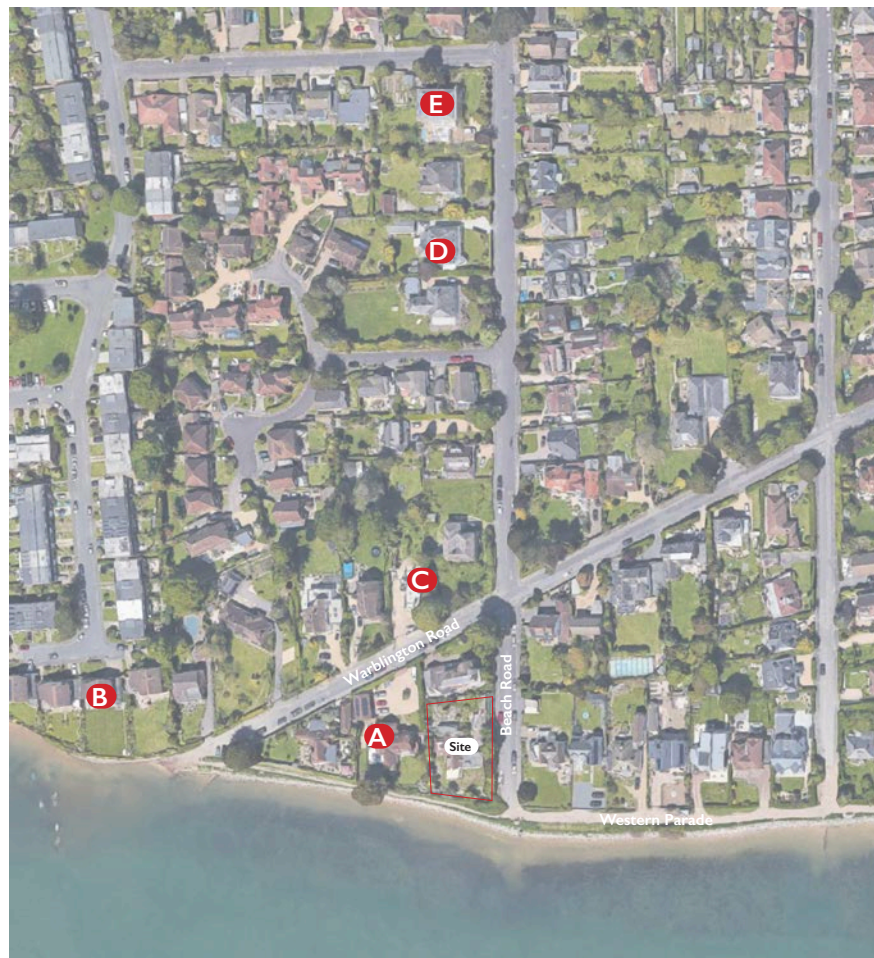
A - 74 Warblington Rd (rear)



B - 49-52 Maisemore Gardens



E - 63 Warblington Road - 'colonial' villa typology



Key Plan



C - 61 Warblington Road - replacement dwelling



D - 31 Beach Road - 'colonial' villa typology

06 Local Character

Emsworth Conservation Area

Historically a port and fishing village, the centre of Emsworth and the Conservation Area is characterised by narrow streets, Georgian houses, walled gardens, small shops, eateries and a mill pond.

In the 19th century it is understood that inhabitants lived by the building of ships and boats, by rope and sail making, by trade in timber and by fishing. However, many of these industries have since fallen into decline.

The *Emsworth Conservation Area Character Appraisal Document* (2010) states that the 'complex pattern of textures and colours' gives Emsworth a special quality which makes it distinct from other places.

The snapshots opposite illustrate the contrasting tones and textures evident to many of the building frontages. Dark brick, flint and pebble sit in direct contrast to light, smooth render and stone, often on the same building. There are also multiple examples of timber cladding, given the history of ship building in the town.

These local references have been used in the development of the proposals, which seeks to adopt traditional materials in a contemporary design.

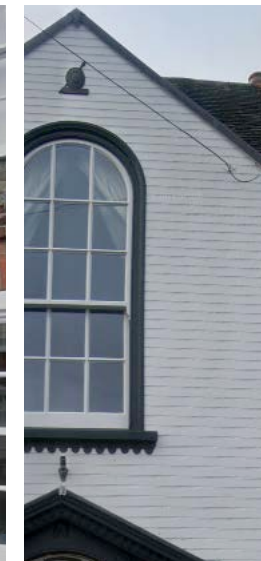
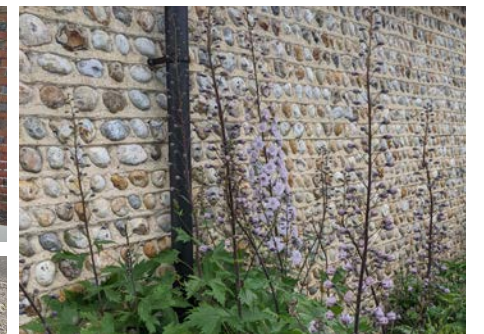
contrasting textures and tones to building frontages - dark textured/patterned brick and flint alongside smooth light render



contrasting banding and detailing to principle elevations



typical textures/facing materials



06 Local Character

Emsworth Neighbourhood Plan 2019-2036

The Emsworth Neighbourhood Plan sets out an extensive vision for the area and sits alongside the Havant Local Plan which is made up of the Core Strategy (2011) and the Allocations Plan (2014).

Within the Neighbourhood Plan the following design checklist defines design principles or guidelines which have the objective of maintaining or enhancing the distinctive character of Emsworth. The checklist is broken down into the following 4 themes with key points extracted below:

USES & ACTIVITIES

05/ The varied and distinctive character of each of the five distinct residential areas beyond the town centre should be maintained and enhanced.

ACCESS & MOVEMENT

09/ Access for people with disabilities and parking for wheelchairs and mobility scooters, whilst respecting the nature of the building and its surroundings, will be encouraged.
14/ The use of permeable surfaces such as bound gravel and porous rolled surfaces is encouraged where appropriate.

STREETS & SPACES

18/ Sites of Importance for Nature Conservation and associated wildlife corridors in and around Emsworth are to be protected.
19/ Development proposals should not adversely affect the coastal habitats within the AONB or the amenity of the informal and rural nature of open spaces in and around Emsworth.

FORM & DETAIL

Construction, materials and build quality - Use of good quality materials, preferably local, which respect the neighbouring properties, mellow with age and can be easily maintained will be encouraged (38).
Rooflines and skylines - Flat roofs can create maintenance issues and are considered to be out of character in Emsworth and should be avoided (42).
Density and scale
Resource efficiency
Lighting and safety
Heritage and innovation - Imaginative, innovative, and quality designs, incorporating styles of the present age where appropriate, so they can take their place as part of the evolving history of Emsworth, will be encouraged (55). The use of contemporary design, materials and construction in new buildings to conserve energy and promote sustainability without harming the townscape and character of the area will be supported (56).
Elevation and decoration

SOUTH HAVANT ROAD RESIDENTIAL CHARACTER AREA

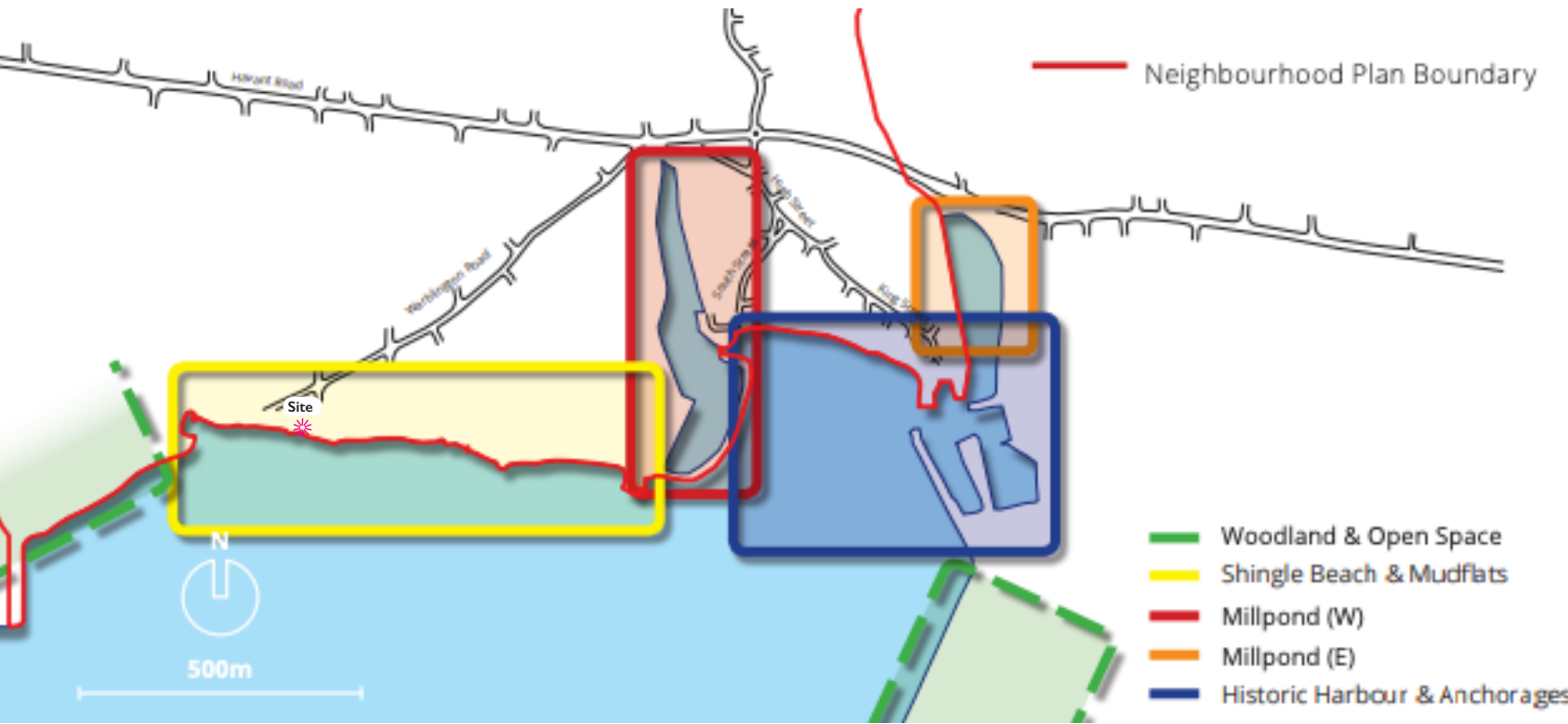
Five distinct residential areas along the waterfront are identified in the Neighbourhood Plan.

Beach Road is identified as being within the Residential Character Area Zone 5 'South Havant Road, where there are a variety of mainly individually designed 19th and 20th century houses with some infilling.

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.



Emsworth Residential Character Areas Plan



Emsworth Waterfront Character Areas Plan

Consultation

Extensive pre-submission efforts have been undertaken through pre-application and two subsequent Design Review Panel submissions.

